

FORENSIC ENGINEERING SERVICES

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POST-FIRE EVALUATION

REPORT OF FINDINGS

REPORT PREPARED FOR:

COLLINS RESIDENCE

1312 WEST 60TH STREET NORTH MUSKOGEE, OKLAHOMA 74403

STATE FARM CLAIM NUMBER: 3615K535N

EVALUATION AND REPORT PREPARED BY:



CHAD T. WILLIAMS, P.E.
PRINCIPAL ENGINEER: FORENSICS

MAY 11, 2021

FILE NUMBER VFES OK-04.28.2021.01
OKLAHOMA PROFESSIONAL ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION 8371, EXP. 06.30.2021

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SECTION 1: SCOPE OF WORK AND SUMMARY OF CONCLUSIONS

SCOPE OF WORK:

Valor Forensic Engineering Services, LLC (Valor FES) was retained on April 28, 2021, on behalf of the owner to evaluate the residence located at 1312 West 60th Street North, Muskogee, Oklahoma. The scope of work for this evaluation was to:

1. Determine the extent of fire damage to the dwelling as a result of a fire reported on January 11, 2021.

SUMMARY OF FINDINGS AND CONCLUSIONS:

Valor FES determined the findings and/or conclusions summarized below based on the Scope of Work as listed above, the review and analysis of the available and applicable data and/or images as discussed within this Report of Findings, the review of the conditions present at the subject site during the respective site evaluation, and the education, training, and experience of the professional engineering and other assigned staff:

- 1. The conceptual scope of repairs for the subject residence as a result of the fire reported on January 11, 2021, includes:
 - a. Removal and reconstruction of the laminate-style asphalt-composition shingle roof surfaces in their entirety. It will also be necessary to remove and replace the reflective OSB roof sheathing.
 - b. Removal and reconstruction of the wood framing for the second-floor gable along the west side of the dwelling. This reconstruction will require the removal and replacement of the sheathing, window/vent, and the painted fiber cement siding.
 - c. Removal and reconstruction of the kitchen cabinets due to the fire damaged at the refrigerator cabinet. If matching cabinets are not available, it may be necessary to replace the kitchen cabinets in their entirety.
 - d. Removal and reconstruction of the roof and second floor framing above the west (lower) roof section. The ceiling/floor 'engineered' I-beams above the garage should be completely removed and replaced. This reconstruction will necessarily require the replacement of the soffits, soffit framing, fascia, and gutters. It is recommended to remove and replace the interior finishes along the west side of the dwelling due to removal and reconstruction of the roof and roof framing.
 - e. Removal and replacement of the vinyl window at the southwest corner of the garage and near the middle of the second-floor south elevation. The removal and replacement of the southwest window will disturb the adjoining brick if a flanged window is maintained.
- 2. The necessary removal of the soot along the south and west brick veneer sections, the necessary removal and replacement of the west window of the south garage, and the necessary removal and replacement of the soffits, soffit framing, and fascia each have the potential to expose or cause damage to the brick veneer. As such, it will be necessary to ensure that sufficient compatible and visually consistent replacement brick is available. If compatible and visually consistent replacement brick is not available to complete any necessary repairs, the complete removal and replacement of the brick veneer should be considered.

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- 3. As smoke was observed to have entered into the south elevation plenum, it is recommended to remove the wall board enclosure for the south plenum of the dining room and the office in order to allow for the full assessment of the duct work, for the assessment of the framing and for any necessary clearing/remediation.
- 4. At the time of the site evaluation, burned/charred sections of the wall board wall and ceiling surfaces remained in place along the west side of the dwelling. During the demolition process, it is possible that additional fire damage will be identified to the wall top plates and/or sheathing. Should additional fire damage be noted, it will be necessary to expand the scope of repairs.
- 5. It was also noted that the exposed sections of the electrical wiring at the northwest corner of the garage had burned/deformed plastic insulation. The electrical system should be assessed to confirm the scope of necessary repairs.
- 6. It is recommended to consult with a properly credentialed industrial hygienist to determine the scope of repairs/cleaning necessary to restore the east side of the dwelling and/or other portions of the dwelling not otherwise reconstructed.
- 7. Given the necessary and extensive scope of repair, it is recommended to conduct an economic analysis to determine the feasibility of completing necessary repairs relative to demolition and reconstruction.

The conclusions listed above are a summary of discussions and conclusions located within the Analysis Section of this report of findings. The conclusions and/or findings contained herein have been determined within a reasonable degree of engineering certainty. The Licensed Professional Engineer signing this report is the only person with the authority to change the contents of this report. Any revisions and/or changes will be provided in writing to the retaining client.

END OF SECTION 1: SCOPE OF WORK AND SUMMARY OF CONCLUSIONS

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SECTION 2: BACKGROUND INFORMATION

REFERENCE INFORMATION:

Mr. Chad T. Williams, P.E. (Valor FES) performed an evaluation of the residence on May 4, 2021. No one was present at the time of the site evaluation. As such, the limited information available to Valor FES was provided by Mr. Ian Rupert, a Public Adjuster, which had been retained by the owner of the dwelling.

Mr. Rupert provided a copy of the Porter Volunteer Fire Department Report of Alarm. The fire report indicated a fire in the attic, flames coming out of roof above the garage, and that the house was filled with smoke.

BUILDING SUMMARY:

Valor FES obtained and reviewed real property data relevant to the subject residence from the Wagoner County Assessor's website. The publicly accessible data indicated that the subject 2,740 square foot dwelling was constructed in 2016 which indicates that the dwelling was approximately 5 years old. For the purposes of this report, the residence was referenced to face to the south. PDF copies of the available and applicable real property data have been retained in the electronic files of Valor FES and are included in Attachment A.

The exterior of the residence was primarily clad with a brick veneer with sections of stone veneer. Sections of painted fiber-cement siding were also present. The roof surfaces were covered with laminate-style asphalt-composition shingles. The roof decking consisted of foil faced (reflective) OSB panels. The floors for the first floor were wood look ceramic tile with carpet in the master bedroom. The floors upstairs were carpet.

EVALUATION METHODOLOGY:

The residence was reported to have been damaged by a fire. The primary evaluation included:

- the review of available and applicable weather data,
- the review of available and applicable fire reports,
- the review of available and applicable property owner/witness statements,
- the review of real property and other available data, and
- the visual and tactile evaluation of conditions present at the site.

Post fire evaluations performed by Valor FES are to determine the extents of damage and/or suitability for reuse of building components and are not to determine the cause and/or origin of a specific fire. The work necessary to complete a specific evaluation may be expanded due to the conditions present at the site and/or the scope of work.

END OF SECTION 2: BACKGROUND INFORMATION

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SECTION 3: DATA SUMMARY AND ANALYSIS:

SCOPE OF WORK:

Valor Forensic Engineering Services, LLC (Valor FES) was retained on April 28, 2021, on behalf of the building owner to evaluate the residence located at 1312 West 60th Street North, Muskogee, Oklahoma 74403. The scope of work for this evaluation was to:

1. Determine the extent of fire damage to the dwelling as a result of a fire reported on January 11, 2021.

PHYSICAL CONDITIONS PRESENT AT SITE SUMMARY:

At the time of the site evaluation, windows along the west side of the dwelling were covered with wood panels. A blue tarp had been installed over the west roof slope of the garage (southwest corner of the dwelling). The tarp had been secured with wood batten strips and with cap nails extending into the shingle roof surface. The tarp also extended over the ridge with portions nailed into the east roof slope of the garage, the primary south roof slope, over the north roof slope and over the south end of the east slope of the north roof gables.

Indications of soot were apparent to the brick veneer and soffits along the west elevation of the northwest garage, along the south elevation of the northwest garage, along the west elevation of the southwest garage, and along the south elevation of the garage. The second-floor window above the west side of the northwest garage was partially covered with a wood panel. The exposed upper glass panel has extensive condensation present. The west facing overhead doors for the southwest garage had soot and debris impacts present. The second floor south facing gable window had been covered with a wood panel. A portion of the painted wood panel ceiling along the west end of the front (south) covered porch had been displaced and the resulting hole covered with a wood panel. The middle south facing second story window had extensive condensation present to the top window panel.

The interior of the dwelling was finished with painted and textured wall board wall and ceiling surfaces. The floors consisted primarily of ceramic tiles on the first floor with carpet in the master bedroom (first floor, northwest corner). Soot was present to the wall surfaces, ceiling surfaces, and various finishes along the west (2-story) living quarter section of the dwelling. A wall board covered plenum was located along the south elevation of the dining room and the southeast office. The northernmost kitchen cabinet (adjoining hallway to the garage) was partially burned. Plastic decorative greenery was partially melted/deformed above the kitchen cabinets.

A hallway extended from the kitchen to the garage. The utility room and second floor access stairway extended from the hallway. The wall board wall and ceiling surfaces within the hallway and utility room were burned. The interior finishes for the stairwell were burned through the wall board and into the framing. Prior to accessing the second level, the floor framing for the second floor was assessed from the garage located at the southwest corner. The second level floor was framed with 'engineered wood' I-beams. The beams extending across the southwest garage were commonly observed to be sagging due to the charring and loss of section for the middle OSB panels. This condition represented an imminent potential for the structural failure of the second floor over the garage. As such, access to this west second-floor section was limited. From the accessible section, it was evident that the reflective coating for the roof decking had been damaged by heat and was sagging. It was also noted that the roof rafters were commonly burned

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in this area with a loss of cross section. The metal coating for the roof sheathing was also displaced above the second-floor attic. Portions of the visible framing along the west side of the second-floor section of the attic was charred.

Windows along the south side of the dwelling had areas of condensation (fogging) present. This condition was specifically noted at the southwest corner of the garage and to the middle second floor window. Additionally, portion of the partially covered west elevation also had condensation present. Based on available images from the interior of the dwelling, the west window along the second-floor west gable had broken glass.

It should be noted that portions of the second floor could not be accessed out of safety concerns resulting from the burning and loss of cross section for the 'engineered' I-beams which extended over the garage. Due to this limitation, it was necessary for Valor to review the Matterport Digital model and images provided by the owner's Public Adjuster. From this digital model, it was evident that the fire had compromised the floor, wall, and roof framing over the southwest side of the dwelling. This area appeared to include all of the framing above the southwest garage and then extending toward the framing above the northwest garage. A portion of the wall board ceiling had been removed at the southeast corner of the second-floor northwest screening room. A secondary attic space was located along the east side of the northwest screening room and formed the north gable. The framing in this area appeared to remain intact. Soot was present on the floor and within the exposed fiberglass insulation.

Digital images from the site evaluation on May 4, 2021, have been included within Attachment D: Site Observations and Images: 05.04.2021. The observations included within this section provide a summary of observations but may not exhaustively represent all conditions noted within the Site Observations and Images section. Copies of digital images obtained by Valor FES as part of its work have been retained in the electronic files.

CONCEPTUAL SCOPE OF REPAIRS:

The subject residence was reported to have been damaged by a fire on January 11, 2021. The conceptual scope of repairs for the subject residence as a result of the fire reported on January 11, 2021, includes:

- Removal and reconstruction of the laminate-style asphalt-composition shingle roof surfaces in their entirety. It will also be necessary to remove and replace the reflective OSB roof sheathing.
- 2. Removal and reconstruction of the wood framing for the second-floor gable along the west side of the dwelling. This reconstruction will require the removal and replacement of the sheathing, window/vent, and the painted fiber cement siding.
- 3. Removal and reconstruction of the kitchen cabinets due to the fire damaged at the refrigerator cabinet. If matching cabinets are not available, it may be necessary to replace the kitchen cabinets in their entirety.
- 4. Removal and reconstruction of the roof and second floor framing above the west (lower) roof section. The ceiling/floor 'engineered' I-beams above the garage should be completely removed and replaced. This reconstruction will necessarily require the replacement of the soffits, soffit framing, fascia, and gutters. It is recommended to remove and replace the interior finishes along the west side of the dwelling due to removal and reconstruction of the roof and roof framing.

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5. Removal and replacement of the vinyl window at the southwest corner of the garage and near the middle of the second-floor south elevation. The removal and replacement of the southwest window will disturb the adjoining brick if a flanged window is maintained.

This conceptual Scope of Repairs is for repair cost estimating only. This section of the Report of Findings is not a signed and sealed engineering document intended to be used in place of construction plans. This document should not be accepted by any jurisdiction as final construction plans. Due to complexities related to the completion of repairs, it may be necessary to retain State of Oklahoma Licensed Professional Engineers to design any specific repairs.

This Scope of Repairs was based upon the conditions visible at the subject site during the site evaluations without supplemental demolition. Should additional damage be identified during the repair process from the fire event, Valor FES should be immediately notified to allow for further evaluation and revisions to this Scope of Repairs if warranted.

ADDITIONAL DISCUSSION:

In additional to the conceptual scope of repairs listed above, conditions were observed during the site evaluation which warrant further discussion. These matters are summarized below.

BRICK VENEER:

The exterior of the first floor of the dwelling was primarily clad with a brick veneer and also included limited sections of a stone veneer. At the time of the site evaluation, indications of soot were apparent to the brick veneer and soffits along the west elevation of the northwest garage, along the south elevation of the northwest garage, along the west elevation of the southwest garage, and along the south elevation of the garage. It will be necessary to clean this brick to remove the apparent soot and other contaminations from the fire. This cleaning process would have the potential to damage the brick veneer. Any damaged/permanently discolored brick noted during the clearing process should be removed and replaced.

It was also noted condensation was present along the west window of the south elevation of the southwest garage. The removal and replacement of this window with another flanged window will necessarily disturb and potentially damage the surrounding brick veneer.

It is also possible that the removal and replacement of the soffits, soffit framing and fascia along the west side of the dwelling will also damage the brick veneer. Damage may also be noted to the concealed wall sheathing during the demolition process which will require the removal of the brick veneer in order to access the sheathing. It should be noted that the brick veneer was continuous along the exterior of the dwelling with the exception of the section of stone veneer along the front (south) elevation. The lack of brick isolation points would limit the ability to remove and replace only portions of the brick veneer.

The necessary removal of the soot along the south and west brick veneer sections, the necessary removal and replacement of the west window of the south garage, and the necessary removal and replacement of the soffits, soffit framing, and fascia each have the potential to expose or cause damage to the brick veneer. As such, it will be necessary to ensure that sufficient compatible and visually consistent replacement brick is available. If compatible and visually consistent replacement brick is not available to complete any necessary repairs, the complete removal and replacement of the brick veneer should be considered.

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SOUTH ELEVATION HVAC PLENUM:

An HVAC plenum extended along the south wall of the dining room and the southeast office along the first floor of the dwelling. Areas of soot were noted along the exterior of the dwelling and within the dwelling to indicate that smoke from the fire had traveled along the plenum. The plenum extended and adjoined a second plenum which ran along the east wall of the southwest garage. As smoke was observed to have entered into the south elevation plenum, it is recommended to remove the wall board enclosure for the south plenum of the dining room and the office in order to allow for the full assessment of the duct work, for the assessment of the framing and for any necessary clearing/remediation.

CONCEALED FRAMING:

At the time of the site evaluation, the interior contents had been removed but no further demolition and/or remediation post-fire was evident. The 'engineered' wood I-beam's ceiling joists which extended over the garage were observed to have burned with the loss of the vertical OSB web (vertical section in the middle of the beam) noted. The loss of the OSB web had allowed for the ceilings above the southwest garage to sag. As it was necessary to cross over the compromised area of the flooring in order to reach the northwest rooms of the second story, these areas could not be safely accessed by Valor FES. As such, we reviewed the Matterport digital model and images from this portion of the dwelling provided by the owner's Public Adjuster. These images showed that the interior wall board wall and ceiling surfaces had been compromised in the southwest roof and that heavy smoke and heat were present in the northwest room. A portion of the ceiling at the southeast corner of the second-floor northwest screening room had been removed and extensive black discoloration consistent with soot was present within the fiberglass insulation. As such, the potential for heat and/or fire to have damaged the framing in this area could not be excluded. Therefore, it is recommended to plan for the removal and replacement of the wood roof framing over approximately the western third of the dwelling. This area specifically includes the framing above the southwest garage, the west hallway, the utility room, and the west stairwell and then extending above the northwest garage.

It should be noted that the recommended scope of framing repairs is subject to further evaluation during the demolition process as portions of the framing were not accessible due to debris and or remaining wall board.

At the time of the site evaluation, burned/charred sections of the wall board wall and ceiling surfaces remained in place along the west side of the dwelling. During the demolition process, it is possible that additional fire damage will be identified to the wall top plates and/or sheathing. Should additional fire damage be noted, it will be necessary to expand the scope of repairs.

ELECTRICAL WIRING:

A portion of the ceiling at the northwest corner of the southwest garage and adjoining the northwest garage had been removed. The removal of this section of the wall board ceiling exposed numerous electrical wires. The plastic insulation was observed to have melted and partially burned in this area. As such, the electrical wiring may be compromised and should be evaluated by a licensed electrician or licensed professional electrical engineer. As discussed above, It was also noted that the exposed sections of the electrical wiring at the northwest

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corner of the garage had burned/deformed plastic insulation. The electrical system should be assessed to confirm the scope of necessary repairs.

INTERIOR CONTAMINATION/CLEANING:

The fire was primarily located along the west side of the dwelling above the garage. The fire was also present within the southwest hallway and extended into the west stairwell and utility room. The fire also partially extended into the kitchen resulting in the partial consumption of the refrigerator cabinet. Soot resulting from the smoke of the fire was noted to the horizontal surfaces on the east side dwelling with lessor soot noted to the vertical surfaces throughout the remainder of the dwelling. As such, It is recommended to consult with a properly credentialed industrial hygienist to determine the scope of repairs/cleaning necessary to restore the east side of the dwelling and/or other portions of the dwelling not otherwise reconstructed.

FEASIBILITY OF REPAIR:

Framing members for the roof, walls and floor were damaged by fire along approximately the western third of the dwelling. Heat from the fire had also damaged the reflective coating along the underside of the wood roof sheathing above the southwest attic and above the primary second floor attic. The removal and replacement of the reflective sheathing will necessitate the removal and replacement of the laminate-style asphalt-composition shingle roof surfaces in their entireties. The electrical wiring which ran from the meter box at the southwest corner of the northwest garage was observed to be partially burned. As previously mentioned, soot was present within the entirety of the dwelling. The damage present was extensive and the costs to repair the identified damage should be evaluated relative to the cost of complete reconstruction. Therefore, given the necessary and extensive scope of repair, it is recommended to conduct an economic analysis to determine the feasibility of completing necessary repairs relative to demolition and reconstruction.

END OF SECTION 3: DATA SUMMARY AND ANALYSIS

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SECTION 4: ATTACHMENTS:

- A. Real Property Data
- B. Fire Department Report of Alarm
- C. Field Notes: 05.04.2021
- D. Site Observations and Images: 05.04.2021
- E. State Farm Repair Estimate
- F. Curriculum Vitae: Chad T. Williams, P.E. (Principal Engineer: Forensics)
- G. General Conditions and Limitations
- H. Rates, Terms, and General Conditions
- I. Invoices

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SECTION 4: ATTACHMENT A: REAL PROPERTY DATA





181264-000001-000000

COLLINS, GEORGE L: ALRIKA B 1312 W 60 ST N MUSKOGEE OK 74403Total Market Value \$264,986

KEY INFORMATION

Account	730015478	Land Size	25.58 Acres			
Class	RURAL AGRICULTURAL	School District	(RI1) Okay Rural			
Millage Rate	78	2020 Taxes	\$1,962			
Homestead	\$1,000	Neighborhood	33218.3			
Quarter	4	Section 26				
Township	16	Range 18				
Legal Description	26-16-18 S2 NE SE :NE SE :S2 SE SE LESS 9.42AC TO TPA LESS S2 NE					

ASSESSMENT DETAILS

Land Value	\$6,092
Improvement Value	\$258,894
Manufactured Home	\$0
Value	
Market Value	\$264,986
Taxable Value	\$239,724
Gross Assessed Value	\$26,849
Exemptions	\$1,000
Net Assessed Value	\$25,849

BUILDING DETAILS

RESIDENTIAL BUILDING (1)

Туре	Single Family Residence	Total Sq Ft	2,740 sf
Style	1 1/2 Story Finished	Quality	3.5
Condition	Average	Year Built	2016
Exterior Walls	Veneer, Masonry	Roof Cover	Composition Shingle
Bedrooms	-	Bathrooms	-
HVAC	Warmed & Cooled Air	Half Baths	0
GarageType	Attached Garage - Unfinished		
Total Improvement Value	\$258,894		

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	CONTRIBUTOR
Raised Slab Porch	408	-	\$2,281
Raised Slab Porch with Roof	95	-	\$2,232
Raised Slab Porch with Roof	144	-	\$3,204

YARD ITEMS

DESCRIPTION	DIMENSIONS	TOTAL UNITS	YEAR BUILT	CONTRIBUTORY VALUE
No items to display				

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
No items to display					

LAND

SOIL COBE CV-C	OCTOR DOCUMENT 51-3	Filed In COPE (OK (Դե [₽] կ 1	/AGRES2	DAGUSE VALUE 1/15
KFC 0.22 CV	KAMIE FINE SANDY LOAM 1-5	TMBR	65	1.58	\$179
KFC2	KAMIE FINE SANDY LOAM 2-5	NTV PST	48	7.5	\$929
KFC2	KAMIE FINE SANDY LOAM 2-5	TMBR	48	10	\$835
OAB	OKAY LOAM 1-3% SLOPE	NTV PST	81	5.5	\$1,149







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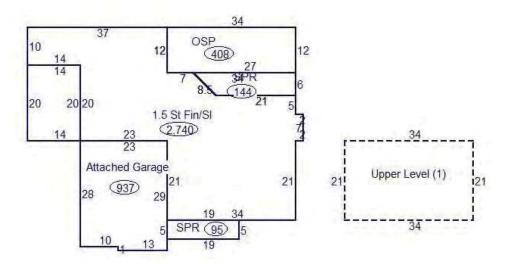






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SECTION 4: ATTACHMENT B: FIRE DEPARTMENT REPORT OF ALARM

Porte Type of Fire:				rtment	Report of	Alarm Mutual A	id:	
Structure X	Not	<u> </u>	Dis	patch	18:51 0	oweta		
Grass	Pager	X		Scene.	19:00 R	edbird	X	
Vehicle	Radio			Control	2145 TI	ullahassee	X	
Other	_Walk-in	-	Return	to Station .	2215 0	ther _	-	
Subject Informat	ion		The same	1210	111	ath 11	, D.	- 1
Name	-	-	Address	1312	W 61	01151	- N Porte	SOK 154
Insurance Company					Property \$5	5		~1
Insurance Agent								
Policy Number				_ Adj	oining Propert	ty \$\$\$		
Utilities:	Electric		Nozzl	es Used:	1"			
	Gas \				11/2"			
	Water				21/2"			
				Feet of	Hose Laid			
Equipment U	Ised: Driver	Rider	Gas	Water	R	epairs Neede	d	
Engine 1	.4/	T	1					
Engine 2	11							
Engine 3								
Tanker 1								
Tanker 2	37							
Squad 1								
Squad 2	24		-	+				
Squad 3	33	-	-		-			
Squad 5	30	1	-		-			
squad 12 Service	61		1	+	-		1	
Ranger Squad 4	52			1.	-			19
Rescue Sptiad	37				1,			
Members in Atter			e talala	Red I SCBA	FD#	Initials To	ullahasse o	೭
	SCBA	FD#	Initials			€.1	TOL 15	*
41 DM			-	54	RO 2	51	19116	
38 B5			-	84	RB 45	TI	55	\$1.00m
24 NJ				171	RAZI	T2	39	
33 DM		-	4	71	ABLO	RI	Tal 20	(18)
30 MS				-	RD 18	1	7	14-2
61 TN		-	1		-	1		
52 ITL						-		- 4
3-1 -4 4				-12	1 1			
Additional Comm	nents:	Fice	in .	attic,	flame.	s com	mins	13
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SECTION 4: ATTACHMENT C: FIELD NOTES: 05.04.2021:

File Number: <u>VFES OK-04.28.2021.01</u>

File Name: Collins Residence



FIELD NOTES: SITE BACKGROUND/INTERVIEW DATA:

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Address: 1312 West 60th Street North	City: Muskogee State: OK Zip 74403
Evaluation Date: 5/4/21	Evaluation Time: 02:00 PM
Weather Conditions: Fog/Drizzle	Air Temperature: 56 F
Wind Conditions: Gusty	Recent Rain: _Drizzle
VFES Engineer: Chad T. Williams, P.E.	VFES Technician: Not Applicable
Individuals Present (Representing):	
No one else was present.	
SCOPE OF WORK:	
Determine the extent of fire damage to the 01.11.2021.	e dwelling as a result of a fire reported on
INCIDENT/WEATHER EVENT DATA:	
Person Providing Information: Porter Volu	unteer Fire Department Report of Alarm
Date of Incident (Weather Event): 01.11.2	2021Time of Day: _18:51
Type of Incident (Weather Event): Reside	ential Fire
Description of Observations During the Inc	
Fire report indicated a fire in the attic, flan the house was filled with smoke.	nes coming out of roof above the garage, and that
Date of Damage/when conditions observe	ed: 01.11.2021
Previous History of Damage/Deteriorated	Conditions:
No known previous history.	
UAV Utilized: <u>Yes</u> UAV	1: DJI Mavic 2 Enterprise Dual: FAA: FA3A3XW4HE
UAV Pilot: David Thompson UAV	2: Not Applicable

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VFES OK-04.28.2021.01 | Collins Residence | BUILDING: Dwelling

FIELD NOTES: BUILDING/SITE DATA:

Building Type: Residential	Building Use: Residential			
Year of Construction: 2016	Source: County/Parish Assessor			
Number of Stories: 2	_Building Square Footage: <u>2740</u>			
Number of Buildings (site): 1	_Building Faces (Direction): _South			
Foundation Type: Concrete (Slab-on-Grade)			
Wall Framing: Inaccessible (Unknown)				
Wall Sheathing: Inaccessible/Unknown				
Lateral Wall Bracing: Inaccessible/Unknown	n			
Exterior Wall Cladding 1: Brick Veneer (Full	Height)			
Exterior Wall Cladding 2: Fiber-Cement Sidi	ing			
Gable Infill Walls: Yes	Cladding: Fiber-Cement Siding			
Roof Type 1: Laminate-Style Asphalt Comp	osition			
Roof Type 2: Not Applicable				
Additional Roof Types: Not Applicable				
Roof Framing: <u>'Stick built' Rafters</u>				
Roof Decking: Oriented Strand Board	Thickness:			
Age of Roof: Original to dwelling.	Roof Age Source:			
Roof Component 1: Drip Edge (Composition	n Shingles)			
Roof Component 2: Gutters (Partial)				
Additional Roof Components: Not applicable	е			
Soffit (Vent): Linear Soffit Vents	Ventilation (Ridge): Linear Ridge Vent			
Interior Wall and Ceiling Finishes: Painted and textured wall board wall and ceilings.				
Floor Surfaces: Wood look Ceramic tile and	d carpet.			
Building Construction Notes:				
fiber-cement siding also present along the e	els. The floors for the first floor were wood look			

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VFES OK-04.28.2021.01 | Collins Residence BUILDING: Dwelling

FIELD NOTES: SITE OBSERVATIONS:

At the time of the site evaluation, windows along the west side of the dwelling were covered with wood panels. A blue tarp had been installed over the west roof slope of the garage (southwest corner of the dwelling). The tarp had been secured with wood batten strips and with cap nails extending into the shingle roof surface. The tarp also extended over the ridge with portions nailed into the east roof slope of the garage, the primary south roof slope, over the north roof slope and over the south end of the east slope of the north roof gables.

Indications of soot were apparent to the brick veneer and soffits along the west elevation of the northwest garage, along the south elevation of the northwest garage, along the west elevation of the southwest garage, and along the south elevation of the garage. The second-floor window above the west side of the northwest garage was partially covered with a wood panel. The exposed upper glass panel has extensive condensation present. The west facing overhead doors for the southwest garage had soot and debris impacts present. The second floor south facing gable window had been covered with a wood panel. A portion of the painted wood panel ceiling along the west end of the front (south) covered porch had been displaced and the resulting hole covered with a wood panel. The middle south facing second story window had extensive condensation present for the top window panel

The interior of the dwelling was finished with painted and textured wall board wall and ceiling surfaces. The floors consisted prlmarily of ceramic tiles on the first floor with carpet in the master bedroom (first floor, northwest corner). Soot was present to the wall surfaces, ceiling surfaces, and various finishes along the west (2-story) living quarter section of the dwelling, A wall board covered plenum was located along the south elevation of the dining room and the southeast office. The northernmost kitchen cabinet (adjoining hallway to the garage) was partially burned. Plastic decorative greenery was partially melted/deformed above the kitchen cabinet.

A hallway extended from the kitchen to the garage. The utility room and second floor access stairway extended from the hallway. The wall board wall and ceiling surfaces within the hallway and utility room were burned. The interior finishes for the stairwell was burned through the wall board and into the framing. Prior to accessing the second level, the floor framing for the second floor was assessed from the garage located at the southwest corner. The second level floor was framed with 'engineered wood' I-beam. The beams extending across the southwest garage were commonly observed to be sagging due to the chanting and loss of section for the middle OSB panels. This condition represented an imminent potential for the structural failure of the second floor over the garage. As such, access to this west second-floor section was limited. From the accessible section, it was evident that the reflective coating for the roof decking had been damaged by heat and was sagging. It was also noted that the roof rafters were commonly burned in this area with a loss of cross section. The metal coating for the roof sheathing was also displaced above the second floor attic. Portions of the visible framing along the west side of the second floor section of the attic was charred.

Windows along the south side of the dwelling had areas of condensation present. This condition was specifically noted at the southwest corner of the garage and to the middle second floor window. Additionally, portion of the partially covered west elevation also had condensation present.

The site observations and other data contained within this document are reference notes from the assigned engineering and/or field staff. These forms are intended to be utilized as an attachment within This document alone is not a final signed/sealed engineering document and are subject to clarification or correction during the report preparation process.

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VFES OK-04.28.2021.01 | Collins Residence | BUILDING: Dwelling

FIELD NOTES: SCOPE OF REPAIRS:

This Conceptual Scope of Repairs is based on the conditions observed at the site and are subject to revision based upon further work completed following the completion of the site evaluation. This Scope of Repairs is for cost estimating purposes only and should not be accepted by any jurisdiction as final signed and sealed construction plans. The Conceptual Scope of Repairs includes the following:

- 1. Removal and reconstruction of the laminate-style asphalt-composition shingle roof surfaces in their entirety. It will also be necessary to remove and replace the reflective OSB roof sheathing.
- 2. Removal and reconstruction of the wood framing for the second floor gable along the west side of the dwelling. This reconstruction will require the removal and replacement of the sheathing, window/vent, and the painted fiber cement siding.
- 3. Removal and reconstruction of the kitchen cabinets due to the fire damaged at the refrigerator cabinet. If matching cabinets are not available, it may be necessary to replace the kitchen cabinets in their entirety.
- 4. Removal and reconstruction for the roof and second floor framing above the west (lower) roof section. The ceiling/floor 'engineered' I-beams above the garage should be completely removed and replaced. This reconstruction will necessarily require the replacement of the soffits, soffit framing, fascia, and gutters. It is recommended to remove and replace the interior finishes along the west side of the dwelling due removal and reconstruction of the rood and roof framing.
- 5. Removal and replacement of the vinyl window at the southwest corner of the garage and near the middle of the second floor south elevation. The removal and replacement of the southwest window will disturb the adjoins brick if a flanged window is maintained. As such, it will be necessary to ensure that compatible and visually consistent brick is available to replace any damaged brick. Should compatible and/or visually consistent brick not be available, the removal and replacement of the brick veneer in its entirety should be considered.

It was also noted that the brick along the west elevation was discolored/covered with soot. This brick should be cleaned and any damaged/permanently discolored brick replaced.

Smoke was observed to have entered into the south elevation plenum. It is recommended to remove the wall board from the plenum to allow for cleaning/assessment of the framing.

At the time of the site evaluation, burned sections of the wall board wall and ceiling surfaces remained in place along the west side of the dwelling. During the demolition process, it is possible that additional fire damage will be identified to the wall top plates and/or sheathing. Should additional fire damage be noted, it will be necessary to expand the scope of repairs.

It was also noted that the exposed sections of the electrical wires at the northwest corner of the garage had burned/deformed plastic insulation. The electrical system should be assessed to

confirm the scope of necessary repairs.

It is recommended to consult with a properly credentialed industrial hygienist to determine the scope of repairs/cleaning necessary to restore the east side of the dwelling.

Given the necessary extents of repair, it is recommended to conduct an economical analysis to determine the feasibility of completing necessary repairs relative to demolition and reconstruction.

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VALOR FORENSIC ENGINEERING SERVICES

SECTION 4: ATTACHMENT D: SITE OBSERVATIONS AND IMAGES: 05.04.2021:

Photo Report by Valor Forensic Engineering Services, LLC

Created by Chad T. Williams, P.E.

75 Photos



ATTACHMENT D: SITE OBSERATIONS AND IMAGES: 05.04.2021

VFES OK-04.28.2021.01 COLLINS RESIDENCE
1312 WEST 60TH STREET NORTH, MUSKOGEE, OKLAHOMA 74403



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Front (south) elevation of the residence.

Project: Collins Residence Date: May 4th, 2021, 2:42 p.m. Creator: Chad T. Williams, P.E.



Closer view of west side of the south elevation. Note that the gable window had been covered with a wood panel.

Project: Collins Residence Date: May 4th, 2021, 2:44 p.m. Creator: Chad T. Williams, P.E.



Closer view of the south gable window above the southwest garage. Note the soot and heat damage to the siding above the wood panel (arrow).

Project: Collins Residence Date: May 4th, 2021, 2:44 p.m. Creator: Chad T. Williams, P.E.



View of soot and residue along to the gutter and the soffits at the southwest corner of the dwelling.

Project: Collins Residence Date: May 4th, 2021, 2:44 p.m. Creator: Chad T. Williams, P.E.

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Condensation (fogging of the glass) was present on the west window along the south elevation of the dwelling.

Project: Collins Residence Date: May 4th, 2021, 2:44 p.m. Creator: Chad T. Williams, P.E.



Closer view of the condensation to the top window panel of the west window along the south elevation of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:44 p.m. Creator: Chad T. Williams, P.E.



Project: Collins Residence Date: May 4th, 2021, 2:44 p.m. Creator: Chad T. Williams, P.E.



Slight fogging/alteration of the clarity of the glass was noted to the windows located along the east side of the south elevation of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:45 p.m. Creator: Chad T. Williams, P.E.

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Slight fogging/alteration of the clarity of the glass was noted to the windows located along the east side of the south elevation of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:45 p.m. Creator: Chad T. Williams, P.E.



Overview of the east side of the south elevation.

Project: Collins Residence Date: May 4th, 2021, 2:45 p.m. Creator: Chad T. Williams, P.E.



View of dents along the west side of the south elevation gutter. These dents appeared to be consistent with the use of a ladder. Note that the blue tarp over the southwest garage had extended over the ridge and was nailed into the east roof slope of the south gable and to the south secondary roof slope (arrows).

Project: Collins Residence Date: May 4th, 2021, 2:49 p.m. Creator: Chad T. Williams, P.E.



View of soot and residue from the fire along the soffits and fascia along the east side of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:45 p.m. Creator: Chad T. Williams, P.E.

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A portion of the painted ceiling panels over the front (south) porch had been removed and a temporary wood panel secured in place.

Project: Collins Residence Date: May 4th, 2021, 2:45 p.m. Creator: Chad T. Williams, P.E.



View of the temporary wood panel located along the west end of the south (front) covered porch. Note that soot/residue were present to the brick veneer.

Project: Collins Residence Date: May 4th, 2021, 2:45 p.m. Creator: Chad T. Williams, P.E.



The middle window within the siding section of the south veneer had condensation present.

Project: Collins Residence Date: May 4th, 2021, 2:45 p.m. Creator: Chad T. Williams, P.E.



Overview of the east elevation of the dwelling.

Project: Collins Residence Date: May 4th, 2021, 2:46 p.m. Creator: Chad T. Williams, P.E.

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Overview of the north elevation of the dwelling.

Project: Collins Residence Date: May 4th, 2021, 2:47 p.m. Creator: Chad T. Williams, P.E.



View of the blue tarp over the southwest garage. Note that this tarp extended over the ridge and was then nailed into the east roof slope of the north gable.

Project: Collins Residence Date: May 4th, 2021, 2:47 p.m. Creator: Chad T. Williams, P.E.



Overview of the west elevation of the northwest garage. Note that the gable window had been covered with a wood panel.

Project: Collins Residence Date: May 4th, 2021, 2:48 p.m. Creator: Chad T. Williams, P.E.



Overview of the west elevation of the residence. The blue tarp had been placed over a failed section of the roof due to the fire.

Project: Collins Residence Date: May 4th, 2021, 2:42 p.m. Creator: Chad T. Williams, P.E.

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View of soot and residues to the south elevation soffits along the southwest corner of the northwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.



View of soot and residues to the south elevation soffits along the southwest corner of the northwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.



View of soot and residue along the south parapet above the south overhead door of the northwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.



View of soot and residue along the south parapet above the south overhead door of the northwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.

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View of soot and residue along the west side of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.



Dents and debris from the fire were noted to the west overhead doors of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.



Dents and debris from the fire were noted to the west overhead doors of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.



View of charred and burned framing and sheathing observed on the ground along the west side of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:43 p.m. Creator: Chad T. Williams, P.E.

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Overview of the roof surface from a Valor FES UAV (drone).

Project: Collins Residence Date: May 4th, 2021, 1:02 p.m. Creator: Chad T. Williams, P.E.



Closer view of the portions of the roof surfaces covered by the blue tarp. $\,$

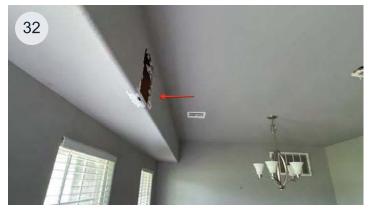
Project: Collins Residence Date: May 4th, 2021, 1:03 p.m. Creator: Chad T. Williams, P.E.



Overview of the dining room looking north.

Project: Collins Residence Date: May 4th, 2021, 2:50 p.m. Creator: Chad T. Williams, P.E.

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A portion of the south elevation plenum had been removed (arrow).

Project: Collins Residence Date: May 4th, 2021, 2:50 p.m. Creator: Chad T. Williams, P.E.



Additional view of the displaced wall board from the south elevation plenum.

Project: Collins Residence Date: May 4th, 2021, 2:50 p.m. Creator: Chad T. Williams, P.E.



Grime was present on the ceramic tile floor of the dwelling at the time of the site evaluation.

Project: Collins Residence Date: May 4th, 2021, 2:51 p.m. Creator: Chad T. Williams, P.E.



View of soot/residue on the floor of the ceramic tile floor along the short hallway between the dining room and the northeast living room.

Project: Collins Residence Date: May 4th, 2021, 2:52 p.m. Creator: Chad T. Williams, P.E.

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View of soot/residue on the shelving of the short hall-way between the dining room and the northeast living room.

Project: Collins Residence Date: May 4th, 2021, 2:52 p.m. Creator: Chad T. Williams, P.E.



Scuffs and scrapes were noted along the stairwell leading from the living room to the second floor sleeping area.

Project: Collins Residence Date: May 4th, 2021, 2:52 p.m. Creator: Chad T. Williams, P.E.



Additional view of scuffs/scrapes along the living room stairwell. Note that areas of soot were present along with the scuffs/scrapes.

Project: Collins Residence Date: May 4th, 2021, 2:52 p.m. Creator: Chad T. Williams, P.E.



Overview of the living room looking to the west (toward the kitchen).

Project: Collins Residence Date: May 4th, 2021, 2:52 p.m. Creator: Chad T. Williams, P.E.

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The fire had partially entered into the kitchen burning the refrigerator cabinet and wood trim.

Project: Collins Residence Date: May 4th, 2021, 2:53 p.m. Creator: Chad T. Williams, P.E.



Closer view of the burned refrigerator cabinet.

Project: Collins Residence Date: May 4th, 2021, 2:53 p.m. Creator: Chad T. Williams, P.E.



View of melted greenery along the southwest corner of kitchen.

Project: Collins Residence Date: May 4th, 2021, 2:53 p.m. Creator: Chad T. Williams, P.E.



Additional view of the burned casing from the kitchen to the west hallway.

Project: Collins Residence Date: May 4th, 2021, 2:53 p.m. Creator: Chad T. Williams, P.E.

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View of debris along the floor of the west hallway.

Project: Collins Residence Date: May 4th, 2021, 2:53 p.m. Creator: Chad T. Williams, P.E.



View of the west hallway from the kitchen opening and then looking to the south.

Project: Collins Residence Date: May 4th, 2021, 2:54 p.m. Creator: Chad T. Williams, P.E.



Additional view debris along the floor of the west hallway.

Project: Collins Residence Date: May 4th, 2021, 2:54 p.m. Creator: Chad T. Williams, P.E.



View of smoke and heat damage over the doorway from the utility room to the west hallway.

Project: Collins Residence Date: May 4th, 2021, 2:54 p.m. Creator: Chad T. Williams, P.E.

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View of the west hallway looking to the north (the stairwell was to the left).

Project: Collins Residence Date: May 4th, 2021, 2:54 p.m. Creator: Chad T. Williams, P.E.



Additional view of the west hallway looking the north from the kitchen opening.

Project: Collins Residence Date: May 4th, 2021, 2:54 p.m. Creator: Chad T. Williams, P.E.



Overview of the southwest garage looking to the south.



Project: Collins Residence Date: May 4th, 2021, 2:55 p.m. Creator: Chad T. Williams, P.E.

Portions of the wall board ceiling had been removed apparently during the fire suppression efforts. Note that a plenum was present along the east wall of the garage (arrow).

Project: Collins Residence Date: May 4th, 2021, 2:55 p.m. Creator: Chad T. Williams, P.E.

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The 'engineered' I beams over the garage commonly had portions of the OSB flange charred and/or missing.

Project: Collins Residence Date: May 4th, 2021, 2:56 p.m. Creator: Chad T. Williams, P.E.



The 'engineered' I beams over the garage commonly had portions of the OSB flange charred and/or missing.

Project: Collins Residence Date: May 4th, 2021, 2:56 p.m. Creator: Chad T. Williams, P.E.



The 'engineered' I beams over the garage commonly had portions of the OSB flange charred and/or missing.

Project: Collins Residence Date: May 4th, 2021, 2:56 p.m. Creator: Chad T. Williams, P.E.



The underside of the wood panel decking for the second floor was charred.

Project: Collins Residence Date: May 4th, 2021, 2:56 p.m. Creator: Chad T. Williams, P.E.

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Additional view of charred/burned framing at the northwest corner of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:56 p.m. Creator: Chad T. Williams, P.E.



View of the opening between the southwest and northwest garages.

Project: Collins Residence Date: May 4th, 2021, 2:56 p.m. Creator: Chad T. Williams, P.E.



View of burned roof framing above the northwest corner of the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:57 p.m. Creator: Chad T. Williams, P.E.



View of burned electrical wires which were exposed over the northwest corner of the garage.

Project: Collins Residence Date: May 4th, 2021, 2:58 p.m. Creator: Chad T. Williams, P.E.

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Note that the plastic insulation for the electrical wires was partially burned with sections missing.

Project: Collins Residence Date: May 4th, 2021, 2:58 p.m. Creator: Chad T. Williams, P.E.



The electrical meter for the dwelling was located at the southwest corner of the northwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:58 p.m. Creator: Chad T. Williams, P.E.



The wall board walls and ceilings of the west stairwell had been damaged by the fire. Extensive debris was present on the stairway.

Project: Collins Residence Date: May 4th, 2021, 2:59 p.m. Creator: Chad T. Williams, P.E.



The wall board walls and ceilings of the west stairwell had been damaged by the fire. Extensive debris was present on the stairway.

Project: Collins Residence Date: May 4th, 2021, 2:59 p.m. Creator: Chad T. Williams, P.E.

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The wall board walls and ceilings of the west stairwell had been damaged by the fire. Extensive debris was present on the stairway.

Project: Collins Residence Date: May 4th, 2021, 2:59 p.m. Creator: Chad T. Williams, P.E.



View of wood panels and tarps (blue) that had been placed over an opening burned through the west roof slope over the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 2:59 p.m. Creator: Chad T. Williams, P.E.



View of the burned and charred framing in the room located above the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 3:00 p.m. Creator: Chad T. Williams, P.E.



View of the burned and charred framing in the room located above the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 3:00 p.m. Creator: Chad T. Williams, P.E.

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View of the burned and charred framing in the room located above the southwest garage.

Project: Collins Residence Date: May 4th, 2021, 3:01 p.m. Creator: Chad T. Williams, P.E.



Part of the vent, sheathing, and wall framing had been burned along the west side of the primary second floor roof of the dwelling. The reflective coating was also observed to have sections partially detached and sagging.

Project: Collins Residence Date: May 4th, 2021, 3:05 p.m. Creator: Chad T. Williams, P.E.



Part of the vent, sheathing, and wall framing had been burned along the west side of the primary second floor roof of the dwelling. The reflective coating was also observed to have sections partially detached and sagging.

Project: Collins Residence Date: May 4th, 2021, 3:06 p.m. Creator: Chad T. Williams, P.E.



Part of the vent, sheathing, and wall framing had been burned along the west side of the primary second floor roof of the dwelling. The reflective coating was also observed to have sections partially detached and sagging.

Project: Collins Residence Date: May 4th, 2021, 3:06 p.m. Creator: Chad T. Williams, P.E.

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View of damage along west wall of the second floor southwest bedroom.

Project: Collins Residence Date: May 4th, 2021, 3:06 p.m. Creator: Chad T. Williams, P.E.



Soot was apparent along the floor trim along the west side of second floor bedroom.

Project: Collins Residence Date: May 4th, 2021, 3:07 p.m. Creator: Chad T. Williams, P.E.



Soot was apparent along the floor trim along the west side of second floor bedroom.

Project: Collins Residence Date: May 4th, 2021, 3:07 p.m. Creator: Chad T. Williams, P.E.



View of soot and residues to the bathroom of the second bathroom at the southeast corner of the dwelling.

Project: Collins Residence Date: May 4th, 2021, 3:09 p.m. Creator: Chad T. Williams, P.E.

VFES OK-04.28.2021.01 | COLLINS RESIDENCE REPORT OF FINDINGS | MAY 11, 2021

VALOR FORENSIC ENGINEERING SERVICES

SECTION 4: ATTACHMENT E: STATE FARM REPAIR ESTIMATE:

COLLINS, GEORGE 36-15K5-35N



State Farm
P.O. Box 106169
Atlanta, GA 30348-6169
Fax: 1-844-236-3646
statefarmfireclaims@statefarm.com

Structural Damage Claim Policy

When you have a covered structural damage claim to your real property, you should know:

- We want you to receive quality repair work to restore the damages to your property.
- We will provide you with a detailed estimate of the scope of the damage and costs of repairs. Should the contractor you select have questions concerning our estimate, they should contact your claim representative directly.
- Depending upon the complexity of your repair, our estimate may or may not include an allowance for general contractor's overhead and profit. If you have questions regarding general contractor's overhead and profit and whether general contractor services are appropriate for your loss, please contact your claim representative before proceeding with repairs.
- There may be building codes, ordinances, laws, or regulations that affect the repairs of your property. These items may or may not be covered by your policy. Please contact your claim representative if you have any questions regarding coverage which may be available under your policy.
- If you select a contractor whose estimate is the same as or lower than our estimate, based on the same scope of damages, we will pay based upon their estimate. If your contractor's estimate is higher than ours, you should contact your claim representative prior to beginning repairs.
- State Farm® cannot authorize any contractor to proceed with work on your property. Repairs should proceed only with your authorization.
- State Farm does not guarantee the quality of the workmanship of any contractor or guarantee that the work will be accomplished within any specific time frame.
- It is understood that the contractor is hired by you, our insured, and that they work for you not State Farm.

If you have any questions or need additional information regarding your claim, please contact your claim representative immediately.

Date: 2/17/2021 1:10 PM 132214.1 06-18-2009 Page: 1



Building Estimate Summary Guide

This summary guide is based on a sample estimate and is provided for reference only.

Please refer to the estimate for specifics of your claim.

	Sta	te Farm In	surance	
Insured:	Smith, Joe & Jane		Estimate:	00-000-000
Property:	1 Main Street		Claim number:	00-0000-000
	Anywhere, IL 00000-0000		Policy Number:	00-00-0000-0
Type of Loss: Deductible:	Other \$1,000.00		Price List:	ILBL8F_MAR 13 Restoration/Service/ Remodel F = Factored In, D = Do Not Apply
	Sur	nmary for	Dwelling	_
Line Item Total	1			5,953.10
Material Sales Ta	ix	@	10.000% x 1,520.0	0
Subtotal				6,105.10
General Contract	or Overhead 2	@	10.0% x 6,105.1	0 610.51
General Contract	or Profit	@	10.0% x 6,105.1	0
Replacement Cos	st Value (Including G	eneral Contra	ctor Overhead and Prof	7,326.12
Less Depreciation	n (Including Taxes) [4		(832.50)
Less General Co	ntractor Overhead &	Profit on Reco	overable &	
Non - recoverable	e Depreciation	V Let	-	(166.50)
Less Deductible	5	7		
Net Actual Cash	Value Payment 6			
Max	imum Additio	nal Amour	nts Available If I	ncurred:
Total Line Item De	epreciation (Including	g Taxes) [4]	832.5	0
Less Non - recove	erable Depreciation (Including Taxe	es) [7]	
Subtotal				312.50
General Contract	or O&P on Deprecia	tion	166.5	0
Less General Co	ntractor O&P on Nor	ı - recoverable	Depreciation	
Subtotal				
Total Maximum A	dditional Amounts A	vailable If Incu	rred 8	
Total Amount of 0	Claim If Incurred 9			
 Claim Representa	ative	_		
ALL AMOUNTS YOUR POLICY.	PAYABLE ARE SUI	BJECT TO TH	E TERMS, CONDITION	NS AND LIMITS OF

- Line Item Total Total value of all line items in the estimate plus possible adjustments for labor minimums. Labor Minimum is to cover a certain minimum number of hours for drive-time, set up time and applicable administrative costs and repairs.
- General Contractor's Overhead and Profit – General contractor's charge for coordinating your repairs.
- Replacement Cost Value (RCV) Estimated cost to repair or replace damaged property.
- 4. Depreciation The decrease in the value of property over a period of time due to wear, tear, condition, and obsolescence. A portion or all of this amount may be eligible for replacement cost benefits.
- Deductible The insurer will pay for losses, up to the policy limits, in excess of your applicable deductible.
- Net Actual Cash Value Payment (ACV) – The repair or replacement cost of the damaged part of the property less depreciation and deductible.
- Non Recoverable Depreciation Depreciation applied to items that are not eligible for replacement cost benefits.
- Total Maximum Additional Amount if Incurred Total amount of recoverable depreciation after actual repair or replacement of the property.
- Total Amount of Claim if Incurred –
 Total amount of the claim, including net
 actual cash value payment and total
 maximum additional amount available if
 incurred.

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COLLINS, GEORGE	36-15K5-35N
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Insured: COLLINS, GEORGE Estimate: 36-15K5-35N
Property: 1312 W 60th St N
Muskogee, OK 74403
Claim Number: 3615K535N
Policy Number: 36B3L9719

Home: 918-360-4575 Price List: OKMU28 JAN21

Cellular: 918-310-8084 Restoration/Service/Remodel

Type of Loss: Fire
Deductible: \$0.00
Date of Loss: 1/11/2021
Date Inspected: 1/14/2021

Summary for Coverage A - Dwelling - 33 Fire, Lightning, & Removal

Line Item Total	201,117.29
Material Sales Tax	6,606.31
Subtotal	207,723.60
General Contractor Overhead	20,773.10
General Contractor Profit	20,773.10
Replacement Cost Value (Including General Contractor Overhead and Profit)	249,269.80
Less Depreciation (Including Taxes)	(26,748.54)
Less General Contractor Overhead & Profit on Recoverable & Non-recoverable Depreciation	(5,350.36)
Less Deductible	(0.00)
Net Actual Cash Value Payment	\$217,170.90

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	26,748.54	
General Contractor O&P on Depreciation	5,350.36	
Replacement Cost Benefits	32	2,098.90
Total Maximum Additional Amount Available If Incurred		32,098.90
Total Amount of Claim If Incurred		\$249,269.80

Stanley, Heather 918-935-5450

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

The estimate is priced based on estimated market pricing at the time of the loss. Adjustments in market pricing and timing of the repairs may impact the final cost of covered repairs. Should you or the contractor you select have questions concerning our estimate, contact your claim representative. If your contractor's estimate is higher than ours, you should contact your claim representative prior to beginning repairs. State Farm will work with you and your contractor to determine the actual and necessary cost of covered repairs at the time repairs will be completed, subject to policy limits.

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State Farm

Explanation of Building Replacement Cost Benefits Homeowner Policy Coverage A. Dwelling, 22 Fire Lightning, & Demove

Coverage A - Dwelling - 33 Fire, Lightning, & Removal

To: Name: COLLINS, GEORGE Address: 1312 W 60th St N

City: Muskogee State/Zip: OK, 74403

Insured: COLLINS, GEORGE Claim Number: 3615K535N

Date of Loss: 1/11/2021 Cause of Loss: FIRE

Your insurance policy provides replacement cost benefits for some or all of the loss or damage to your dwelling or structures. Replacement cost benefits pays the actual and necessary cost of repair or replacement, without a deduction for depreciation, subject to your policy's limit of liability. To receive replacement cost benefits you must:

- 1. Complete the actual repair or replacement of the damaged part of the property within two years of the date of loss;
- 2. Promptly notify us within 30 days after the work has been completed; and
- 3. Confirm completion of repair or replacement, by submitting invoices, receipts or other documentation to your agent or claim office.

Until these requirements have been satisfied, our payment(s) to you will be for the actual cash value of the damaged part of the property, which may include a deduction for depreciation.

Without waiving the above requirements, we will consider paying replacement cost benefits prior to actual repair or replacement if we determine repair or replacement costs will be incurred because repairs are substantially under way or you present a signed contract acceptable to us.

The estimate to repair or replace your damaged property is \$249,269.80. The enclosed claim payment to you of \$217,170.90 is for the actual cash value of the damaged property at the time of loss, less any deductible that may apply. We determined the actual cash value by deducting depreciation from the estimated repair or replacement cost. Our estimate details the depreciation applied to your loss. Based on our estimate, the additional amount available to you for replacement cost benefits (recoverable depreciation) is \$32,098.90.

If you cannot have the repairs completed for the repair/replacement cost estimated, please contact your claim specialist prior to beginning repairs.

All policy provisions apply to your claim.

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COLLINS, GEORGE 36-15K5-35N

SKETCH1 Main Level

Main Level

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
	General items, and Dei						
1. Taxes, insura	nce, permits & fees (Bid I	Item)					
1.00 EA	0.00	0.00	0.00	0.00			0.00
2. Temporary to	ilet (per month)						
6.00 MO	151.00	0.00	181.20	1,087.20			1,087.20
	ower usage (per month)						
3.00 MO	112.04	30.75	73.38	440.25			440.25
R&R Tempor	ary power - hookup						
1.00 EA	297.82	0.00	59.56	357.38			357.38
-	d - Approx. 40 yards, 7-8	tons of debris					
4.00 EA	574.34	0.00	459.48	2,756.84			2,756.84
_	g - construction - Residen						
1,685.41 SF	0.19	0.00	64.04	384.27			384.27
Rough Electrica							
	age residence - copper wi	-					
890.67 SF	2.60	30.15	469.18	2,815.07	5/100 yrs	(140.76)	2,674.31
~					Avg.	5.00%	
Garage							
8. Outlet	44.04	1 10		10.55	- /o -	(0= 0.1)	400.00
10.00 EA	11.24	1.49	22.78	136.67	5/25 yrs	(27.34)	109.33
0 0 1 1					Avg.	20.00%	
9. Switch	44.60	0 = 4	0.44		T /0 T	(44.00)	4.5.0
4.00 EA	11.63	0.74	9.44	56.70	5/25 yrs	(11.33)	45.37
10 0 1 14					Avg.	20.00%	
10. Smoke detec		2.70	10.50	110.01	7/10	(55.40)	55.44
2.00 EA	44.33	3.78	18.50	110.94	5/10 yrs	(55.48)	55.46
1.1 Door hall/ale	i				Avg.	50.00%	
11. Door bell/ch		2.66	22.04	120.10	5/10	((0.10)	(0.00
1.00 EA	111.49	3.66	23.04	138.19	5/10 yrs	(69.10)	69.09
HVAC					Avg.	50.00%	
	ond. system - refrigerant	evacuation					
3.00 EA	130.03	0.00	78.02	468.11			468.11
	ond. system - recharge - :		78.02	408.11			400.11
3.00 EA	145.60	22.65	91.90	551.35			551.35
	ndler - with heat element		91.90	551.55			331.33
2.00 EA	1,656.31	181.51	698.82	4,192.95	5/20 yrs	(1,048.26)	3,144.69
2.00 EA	1,030.31	101.51	090.02	4,192.93	Avg.	25.00%	3,144.03
15 R&R Airha	ndler - with heat element	- 2 ton			1118.	25.0070	
1.00 EA	1,277.87	58.94	267.36	1,604.17	5/20 yrs	(401.05)	1,203.12
1.00 LA	1,4/1.0/	30.34	207.30	1,004.1/	3/20 yis Avg.	25.00%	1,203.12
16 R&R Furnac	ce vent - PVC (90% effici	ent furnaces)			2115.	25.0070	
30.00 LF	7.74	7.14	47.86	287.20	5/25 yrs	(57.45)	229.75
50.00 LT	/ • / *T	/.17	77.00	201.20	Avg.	20.00%	447.12
					1115.	20.0070	
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COLLINS, GEORGE 36-15K5-35N

CONTINUED - Main Level

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
17. R&R Exterio	or cover for ventilation of	duct, 5" or 6"					
3.00 EA	47.64	6.17	29.82	178.91	5/25 yrs Avg.	(35.80) 20.00%	143.11
18. R&R Ductw	ork system - hot or cold	air - 1600 to 2199	SF home				
1.00 EA	5,096.38	178.33	1,054.94	6,329.65	5/30 yrs Avg.	(1,054.96) 16.67%	5,274.69
19. Thermostat							
1.00 EA	91.86	4.72	19.32	115.90	5/35 yrs Avg.	(16.55) 14.29%	99.35
20. Clothes drye	r vent - installed						
1.00 EA	57.07	2.75	11.98	71.80	5/30 yrs Avg.	(11.97) 16.67%	59.83
Rough Plumbing	g				C		
21. Washing ma	chine outlet box with va	ılves					
1.00 EA	185.41	2.86	37.66	225.93	5/15 yrs Avg.	(75.31) 33.33%	150.62
22. R&R Water	heater - 50 gallon - Elec	etric - 6 yr					
1.00 EA	832.49	44.47	175.40	1,052.36	5/6 yrs Avg.	(841.89) 80.00%	210.47
23. Refrigerator/	icemaker water supply	box with valve					
1.00 EA	116.85	5.05	24.40	146.30	5/20 yrs Avg.	(36.57) 25.00%	109.73
Insulation							
24. R&R Blown	-in insulation - 12" dept	h - R30					
1,890.53 SF	1.74	126.28	683.16	4,098.96	5/150 yrs Avg.	(136.64) 3.33%	3,962.32
25. R&R Batt in	sulation - 4" - R13 - pap	er / foil faced					
2,697.82 SF	0.91	120.96	515.20	3,091.18	5/150 yrs Avg.	(103.05) 3.33%	2,988.13
Attic Area							
26. Seal floor or	ceiling joist system (sh	ellac)					
2,397.20 SF	1.08	63.61	530.52	3,183.11			3,183.11
	ming for odor control -	9 to 12/12					
2,837.29 SF	1.25	59.71	721.26	4,327.58			4,327.58
Exterior Weath	<u> </u>						
*	single garage door oper	•	16.26	250.22	5/15	(00.75)	105.45
3.00 EA	76.64	1.94	46.36	278.22	5/15 yrs Avg.	(92.75) 33.33%	185.47
29. Overhead do	-				- /o -	/2.1	مامار
69.00 LF	2.55	7.45	36.70	220.10	5/35 yrs Avg.	(31.44) 14.29%	188.66
30. R&R Recess	-						
2.00 EA	106.11	6.43	43.74	262.39	5/20 yrs Avg.	(65.61) 25.00%	196.78
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COLLINS, GEORGE 36-15K5-35N

CONTINUED - Main Level

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Front porch.							
31. Light bulb -	Incandescent spot/flood	(R30) - material o	nly				
2.00 EA	5.77	1.06	2.52	15.12	5/1 yrs Avg.	(12.10) 80.00%	3.02
32. R&R Trim b	ooard - 1" x 4" - installed	d (pine)			_		
25.50 LF	2.81	3.08	14.96	89.70	5/150 yrs Avg.	(2.99) 3.33%	86.71
33. Paint door/w	vindow trim & jamb - 2	coats (per side)					
2.00 EA	24.09	0.74	9.78	58.70	5/15 yrs Avg.	(19.57) 33.33%	39.13
34. R&R Sheath	ning - plywood - 1/2" CI	OX			C		
32.00 SF	2.15	3.34	14.42	86.56	5/150 yrs Avg.	(2.89) 3.33%	83.67
Front porch.					-		
35. Seal & paint	plywood sheathing						
104.00 SF	0.70	1.71	14.90	89.41	5/15 yrs Avg.	(29.80) 33.33%	59.61
Framing					C		
36. Seal stud wa	all for odor control (shel	lac)					
4,956.77 SF	0.81	113.39	825.68	4,954.05			4,954.05
Total: Main Le	evel	1,094.86	7,377.28	44,263.22		4,380.66	39,882.56

457.50 SF Walls 598.24 SF Walls & Ceiling 598.24 SF Walls & Ceiling 140.74 SF Ceiling 140.74 SF Floor 50.83 LF Ceil. Perimeter 50.83 LF Floor Perimeter Door 2' 8" X 6' 8" Opens into DINING_ROOM2 Window 2' 10" X 4' 10" Opens into Exterior Window 2' 10" X 4' 10" Opens into Exterior QUANTITY UNIT PRICE TAX GCO&P RCV AGE/LIFE DEPREC. CONDITION DEP % Ceilings 37. R&R 1/2" drywall - hung, taped, floated, ready for paint	eight: 9
598.24 SF Walls & Ceiling 50.83 LF Ceil. Perimeter 50.83 LF Floor Perimet Door 2' 8" X 6' 8" Opens into DINING_ROOM2 Window 2' 10" X 4' 10" Opens into Exterior Window 2' 10" X 4' 10" Opens into Exterior QUANTITY UNIT PRICE TAX GCO&P RCV AGE/LIFE DEPREC. CONDITION DEP % Ceilings	
Door 2' 8" X 6' 8" Opens into DINING_ROOM2 Window 2' 10" X 4' 10" Opens into Exterior Window 2' 10" X 4' 10" Opens into Exterior Window TAX GCO&P RCV AGE/LIFE DEPREC. CONDITION DEP % Ceilings	
Window 2' 10" X 4' 10" Opens into Exterior	r
Window 2' 10" X 4' 10" Opens into Exterior QUANTITY UNIT PRICE TAX GCO&P RCV AGE/LIFE DEPREC. CONDITION DEP % Ceilings	
QUANTITY UNIT PRICE TAX GCO&P RCV AGE/LIFE DEPREC. CONDITION DEP % Ceilings	
Ceilings CONDITION DEP %	
<u>_</u>	ACV
37. R&R 1/2" drywall - hung, taped, floated, ready for paint	
140.74 SF 1.97 6.57 56.76 340.59 5/150 yrs (11.34)	329.25
Avg. 3.33%	

COLLINS, GEORGE 36-15K5-35N

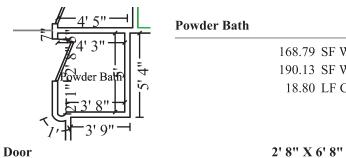
CONTINUED - Office

ACV	DEPREC. DEP %	AGE/LIFE CONDITION	RCV	GCO&P	TAX	UNIT PRICE	QUANTITY
					s)	nen paint the ceiling (2 coa	3. Seal/prime th
84.98	(42.49) 33.33%	5/15 yrs Avg.	127.47	21.26	2.06	0.74	140.74 SF
						set Ceiling fan & light	Detach & Re
157.91			157.91	26.32	0.00	131.59	1.00 EA
						g fan and light). Clean ceiling
23.05			23.05	3.84	0.01	19.20	1.00 EA
							alls
					, ready for pain	ywall - hung, taped, floate	. R&R 1/2" dr
1,070.25	(36.92) 3.33%	5/150 yrs Avg.	1,107.17	184.54	21.35	1.97	457.50 SF
						nen paint the walls (2 coats	2. Seal/prime th
276.21	(138.10) 33.33%	5/15 yrs Avg.	414.31	69.06	6.70	0.74	457.50 SF
					r LF	nose (rounded) corners - pe	3. Add for bullr
61.35			61.35	10.24	0.76	2.23	22.58 LF
						ed trim work	oors and relate
						per side)	4. Clean door (p
12.89			12.89	2.14	0.03	5.36	2.00 EA
						- 2 1/4"	5. R&R Casing
74.77	(2.57) 3.33%	5/150 yrs Avg.	77.34	12.88	2.72	1.95	31.66 LF
		· ·				door slab only (per side)	6. Seal & paint
48.25	(24.13)	5/15 yrs	72.38	12.06	1.32	29.50	2.00 EA
	33.33%	Avg.					
					- (per side)	door/window trim & jamb	7. Seal & paint
39.48	(19.75) 33.33%	5/15 yrs Avg.	59.23	9.88	0.77	24.29	2.00 EA
						ardware	3. Clean door h
5.98			5.98	1.00	0.02	4.96	1.00 EA
					seboard	pring stop - mounted on ba	O. Door stop - s
5.82	(1.94) 25.00%	5/20 yrs Avg.	7.76	1.30	0.20	6.26	1.00 EA
					l trim work	ow treatments and relate	indows, Windo
						w unit (per side) 10 - 20 S). Clean window
53.43			53.43	8.90	0.01	11.13	4.00 EA
						- 2 1/4"	l. R&R Casing
14.17	(0.49) 3.33%	5/150 yrs Avg.	14.66	2.44	0.52	1.95	6.00 LF
		-				w sill	2. R&R Window
19.16	(0.65) 3.33%	5/150 yrs Avg.	19.81	3.32	0.47	2.67	6.00 LF

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Office

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
53. Seal & paint	casing - two coats						
6.00 LF	1.15	0.06	1.40	8.36	5/15 yrs Avg.	(2.78) 33.33%	5.58
54. Seal & paint	window sill						
6.00 LF	1.98	0.13	2.40	14.41	5/15 yrs Avg.	(4.80) 33.33%	9.61
55. R&R Windo	ow blind - PVC - 2" - 7.1	to 14 SF					
2.00 EA	80.02	7.49	33.52	201.05	5/5 yrs Avg.	(160.84) 80.00%	40.21
Floor coverings	and Base trim work						
56. R&R Basebo	oard - 2 1/4"						
50.83 LF	2.31	3.95	24.30	145.67	5/150 yrs Avg.	(4.85) 3.33%	140.82
57. Seal & paint	baseboard - two coats						
50.83 LF	1.14	0.46	11.70	70.11	5/15 yrs Avg.	(23.37) 33.33%	46.74
58. Clean floor -	- tile						
140.74 SF	0.50	0.77	14.24	85.38			85.38
Totals: Office		56.37	513.50	3,080.31		475.02	2,605.29



	Height: 9'
168.79 SF Walls	21.34 SF Ceiling
190.13 SF Walls & Ceiling	21.34 SF Floor
18.80 LF Ceil. Perimeter	18.80 LF Floor Perimeter

Opens into DINING_ROOM2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
59. R&R 1/2" d	rywall - hung, taped, floa	ited, ready for paint					
21.34 SF	1.97	1.00	8.60	51.64	5/150 yrs	(1.71)	49.93
					Avg.	3.33%	
60. Seal/prime t	hen paint the ceiling (2 c	oats)					
21.34 SF	0.74	0.31	3.22	19.32	5/15 yrs	(6.44)	12.88
					Avg.	33.33%	

COLLINS, GEORGE 36-15K5-35N

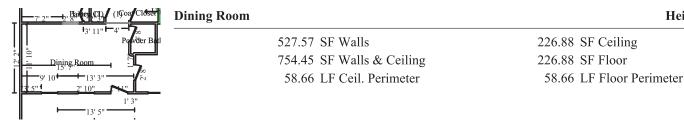
CONTINUED - Powder Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
61. Detach & Ro	eset Light bar - 3 lights						
1.00 EA	36.95	0.00	7.40	44.35			44.35
62. Clean light b	oar						
1.00 EA	13.59	0.01	2.72	16.32			16.32
63. R&R Bathro	oom ventilation fan						
1.00 EA	101.62	4.81	21.28	127.71	5/10 yrs Avg.	(63.86) 50.00%	63.85
64. R&R Ductw	ork - flexible - non-insula	ated - 3" round					
5.00 LF	5.32	0.40	5.40	32.40	5/30 yrs Avg.	(5.41) 16.67%	26.99
Walls							
65. R&R 1/2" dı	rywall - hung, taped, floa	ted, ready for pair	nt				
168.79 SF	1.97	7.88	68.08	408.48	5/150 yrs Avg.	(13.63) 3.33%	394.85
66. Seal/prime t	hen paint the walls (2 coa	its)					
168.79 SF	0.74	2.47	25.48	152.85	5/15 yrs Avg.	(50.95) 33.33%	101.90
Doors and relat							
67. Clean door (
2.00 EA	5.36	0.03	2.14	12.89			12.89
68. R&R Casing							
30.66 LF	1.95	2.64	12.48	74.91	5/150 yrs Avg.	(2.50) 3.33%	72.41
69. Seal & paint	door slab only (per side)						
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
70. Seal & paint	door/window trim & jan	nb - (per side)					
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
71. Clean door l	nardware						
1.00 EA	4.96	0.02	1.00	5.98			5.98
72. Door stop - s	spring stop - mounted on	baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	and Base trim work						
73. R&R Basebo	oard - 2 1/4"						
18.80 LF	2.31	1.46	8.98	53.87	5/150 yrs Avg.	(1.80) 3.33%	52.07
74. Seal & paint	baseboard - two coats						
18.80 LF	1.14	0.17	4.32	25.92	5/15 yrs Avg.	(8.64) 33.33%	17.28
75. Clean floor	- tile						
21.34 SF Plumbing and F	0.50 Related Fixtures	0.12	2.16	12.95			12.95
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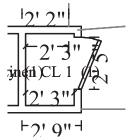
COLLINS, GEORGE 36-15K5-35N

CONTINUED - Powder Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
76. Detach & Re	eset Pedestal sink						
1.00 EA	214.49	0.00	42.90	257.39			257.39
77. Detach & Re	eset Toilet						
1.00 EA	186.25	0.58	37.38	224.21			224.21
78. Clean toilet							
1.00 EA	16.12	0.00	3.22	19.34			19.34
79. Clean toilet	seat						
1.00 EA	3.49	0.00	0.70	4.19			4.19
80. Clean sink a	nd faucet - pedestal						
1.00 EA	22.81	0.00	4.56	27.37			27.37
Totals: Powder	Bath	24.19	285.26	1,711.46		200.76	1,510.70



Door 2' 11" X 6' 8" **Opens into Exterior** Window 2' 10" X 4' 10" **Opens into Exterior** Window 2' 10" X 4' 10" **Opens into Exterior** 2' 8" X 6' 8" **Opens into OFFICE2** Door 2' 8" X 6' 8" Opens into POWDER_BATH Door **Missing Wall** 4' X 9' **Opens into OFFSET** Missing Wall - Goes to Floor 2' 8" X 6' 8" **Opens into KITCHEN**



Subroom: Linen CL 1 (1)	Height: 9'
100.50 SF Walls	7.50 SF Ceiling
400 00 00 00 00 00	= =0 GP P1

Height: 9'

108.00 SF Walls & Ceiling 7.50 SF Floor
11.17 LF Ceil. Perimeter 11.17 LF Floor Perimeter

Door 2' 5" X 6' 8" Opens into OFFSET

COLLINS, GEORGE 36-15K5-35N

= -5' 5"	Subroom: Coat Closet (2)	Height: Sloped
	103.81 SF Walls	22.00 SF Ceiling
Clar Closer C	125.81 SF Walls & Ceiling	17.42 SF Floor
= 4' 5" - F	19.33 LF Ceil. Perimeter	16.83 LF Floor Perimeter
74' 3"-4"		

Door		2' 6" X 6' 8" Opens into OFFSET			Opens into OFFSET		
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
	rywall - hung, taped, floate	ed, ready for pain	nt				
256.38 SF	1.97	11.96	103.42	620.44	5/150 yrs Avg.	(20.69) 3.33%	599.75
82. Seal/prime th	hen paint the ceiling (2 coa	ats)					
256.38 SF	0.74	3.75	38.70	232.17	5/15 yrs Avg.	(77.39) 33.33%	154.78
83. Detach & Re	eset Chandelier						
1.00 EA	96.05	0.00	19.22	115.27			115.27
84. Clean chand	elier						
1.00 EA	31.96	0.01	6.40	38.37			38.37
Walls							
	rywall - hung, taped, floate	ed, ready for pain	nt				
731.88 SF	1.97	34.15	295.20	1,771.15	5/150 yrs Avg.	(59.04) 3.33%	1,712.11
86. Seal/prime the	hen paint the walls (2 coat	s)					
731.88 SF	0.74	10.71	110.46	662.76	5/15 yrs Avg.	(220.92) 33.33%	441.84
87. Add for bull	nose (rounded) corners - p	er LF					
53.66 LF	2.23	1.82	24.30	145.78			145.78
Doors and relat							
88. Clean door (•						
6.00 EA	5.36	0.09	6.46	38.71			38.71
_	nt door slab only - exterior	-					
2.00 EA	36.18	2.28	14.94	89.58	5/15 yrs Avg.	(29.86) 33.33%	59.72
90. R&R Casing	g - 2 1/4"						
46.99 LF	1.95	4.04	19.14	114.81	5/150 yrs Avg.	(3.83) 3.33%	110.98
91. Seal & paint	door slab only (per side)						
4.00 EA	29.50	2.64	24.12	144.76	5/15 yrs Avg.	(48.25) 33.33%	96.51
92. Seal & paint	door/window trim & jaml	o - (per side)			Č		
6.00 EA	24.29	2.32	29.60	177.66	5/15 yrs Avg.	(59.21) 33.33%	118.45
93. Clean door h	nardware						
3.00 EA	4.96	0.05	3.00	17.93			17.93

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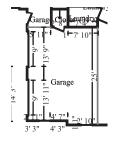
CONTINUED - Dining Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
94. Door stop - s	spring stop - mounted on	baseboard					
3.00 EA	6.26	0.61	3.88	23.27	5/20 yrs Avg.	(5.83) 25.00%	17.44
	low treatments and rela						
	ow unit (per side) 10 - 20						
4.00 EA 96. R&R Casing	11.13 g - 2 1/4"	0.01	8.90	53.43			53.43
6.00 LF	1.95	0.52	2.44	14.66	5/150 yrs Avg.	(0.49) 3.33%	14.17
97. R&R Windo	ow sill						
6.00 LF	2.67	0.47	3.32	19.81	5/150 yrs Avg.	(0.65) 3.33%	19.16
98. Seal & paint	casing - two coats						
6.00 LF	1.15	0.06	1.40	8.36	5/15 yrs Avg.	(2.78) 33.33%	5.58
99. Seal & paint	window sill						
6.00 LF	1.98	0.13	2.40	14.41	5/15 yrs Avg.	(4.80) 33.33%	9.61
100. R&R Wind	low blind - PVC - 2" - 7.1	to 14 SF					
2.00 EA	80.02	7.49	33.52	201.05	5/5 yrs Avg.	(160.84) 80.00%	40.21
	and Base trim work						
101. R&R Basel							
86.66 LF	2.31	6.74	41.38	248.31	5/150 yrs Avg.	(8.28) 3.33%	240.03
-	nt baseboard - two coats						
86.66 LF	1.14	0.79	19.92	119.50	5/15 yrs Avg.	(39.83) 33.33%	79.67
103. Clean floor							
251.79 SF	0.50	1.38	25.46	152.74			152.74
	in's and Other misc room ying - 12" - in place	m items					
3.67 LF	6.96	0.97	5.30	31.82	5/150 yrs Avg.	(1.06) 3.33%	30.76
105. Seal & pair	nt wood shelving, 12"- 24	" width			1116.	3.3370	
3.67 LF	3.47	0.15	2.58	15.46	5/15 yrs Avg.	(5.15) 33.33%	10.31
106. R&R Close	et rod				· D ·	22.2370	
3.67 LF	3.82	0.53	2.92	17.47	5/150 yrs Avg.	(0.59) 3.33%	16.88
107. R&R Close	et package - hall/linen (4 s	shelves 3' wide)			٥		
1.00 EA	121.55	5.42	25.40	152.37	5/150 yrs Avg.	(5.10) 3.33%	147.27

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Dining Room

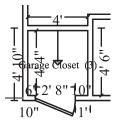
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
108. Seal & pair	nt closet shelving - linen	closet					
1.00 EA	68.77	1.11	13.98	83.86	5/15 yrs Avg.	(27.95) 33.33%	55.91
Totals: Dining	Room	100.20	887.76	5,325,91		782.54	4,543,37



Garage Height: 9'

418.00 SF Walls	441.88 SF Ceiling
859.88 SF Walls & Ceiling	441.88 SF Floor
80.58 LF Ceil. Perimeter	37.58 LF Floor Perimeter

Door Door Window Window 9' X 7'
Opens into Exterior
9' X 7'
Opens into Exterior
2' 10" X 4' 10"
Opens into Exterior
2' 10" X 4' 10"
Opens into Exterior



Subroom: Garage Closet (3)

111.11	SF Walls	25.47	SF Ceiling
136.58	SF Walls & Ceiling	17.33	SF Floor
20.74	I.E.Cail Davimenton	16 67	I E Elaan Dani

20.74 LF Ceil. Perimeter 16.67 LF Floor Perimeter

Door

2' 8" X 6' 8"

Opens into GARAGE

Height: Sloped

Height: 9'



Subroom:	Single	Garage	(2)

695.75 SF Walls	337.29 SF Ceiling
1,033.04 SF Walls & Ceiling	337.29 SF Floor
85.08 LF Ceil. Perimeter	75.08 LF Floor Perimeter

Missing Wall 5' 11" X 9' Opens into GARAGE

Door 2' 11" X 6' 8" Opens into Exterior

Door 10' X 7' Opens into Exterior

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	H (18.19	
25'	∞	
	1 1 0 !!	

1.00 EA

205.10

 Subroom: Offset (1)
 Height: 7' 3"

 259.79 SF Walls
 94.17 SF Ceiling

259.79 SF Walls 353.96 SF Walls & Ceiling 35.83 LF Ceil. Perimeter

94.17 SF Floor35.83 LF Floor Perimeter

Missing Wall		25' X 7'	3"	On	ens into GARAO	ÇE	
Door		2' 10" X		Opens into GARATOL			
				•		_	
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Demo							
	move - bedroom/room						
890.67 SF	3.09	0.00	550.44	3,302.61			3,302.61
Ceilings	1 4 1 (141	1 C 14					
•	- hung, taped, floated,	* *	200.50	1.051.52	5/150	(61.71)	1 700 00
898.81 SF	1.67	41.94	308.58	1,851.53	5/150 yrs Avg.	(61.71) 3.33%	1,789.82
111. Seal/prime th	nen paint the ceiling (2	coats)			8	0.00,0	
898.81 SF	0.74	13.16	135.66	813.94	5/15 yrs	(271.32)	542.62
					Avg.	33.33%	
112. Fluorescent l	ight fixture						
3.00 EA	88.02	14.34	55.68	334.08	5/20 yrs	(83.53)	250.55
					Avg.	25.00%	
113. Light bulb - 1	Fluorescent tube - 4' so	ft white - mat. on	ly				
6.00 EA	6.81	3.74	8.92	53.52	5/5 yrs	(42.82)	10.70
					Avg.	80.00%	
•	Incand. standard bulb -		•				
3.00 EA	0.79	0.22	0.52	3.11	5/1 yrs	(2.50)	0.61
					Avg.	80.00%	
	arage) door opener						
3.00 EA	353.72	65.35	225.32	1,351.83	5/10 yrs	(675.92)	675.91
***					Avg.	50.00%	
Walls	- hung, taped, floated,	roady for paint					
1,484.65 SF	1.67	69.28	500.74	2.059.20	5/150 xmg	(101.06)	2,956.43
1,484.03 SF	1.07	09.28	509.74	3,058.39	5/150 yrs Avg.	(101.96) 3.33%	2,930.43
117 Seal/prime th	nen paint the walls (2 co	nats)			Avg.	3.33/0	
1,484.65 SF	0.74	21.73	224.06	1,344.43	5/15 yrs	(448.13)	896.30
1,404.05 51	0.74	21.73	224.00	1,544.45	Avg.	33.33%	070.50
118. Add for bull	nose (rounded) corners	- per LF				55.5570	
70.16 LF	2.23	2.38	31.78	190.62			190.62
Doors and related		2.5 0	21., 0	_, 0.02			1,0.02
	- Colonist - pre-hung u	ınit					
4.00 77:							

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44.12

15.47

5/100 yrs

Avg.

(13.23)

5.00%

251.46

264.69

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Garage

121. Seal & paint door/window trim & jamb - (per side) 2.00 EA 24.29 0.77 9.88 59.23 5/15 yrs (19.75) 39.4 122. Door knob - interior 1.00 EA 38.11 2.05 8.04 48.20 5/20 yrs (12.06) 36.1 123. Door stop - spring stop - mounted on baseboard 1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8 124. R&R Exterior door - metal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 2.80 2.00 EA 4.96 0.02 1.00 5.98 5.5 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.5 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 5.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 3.00 EA 94.53 20.36 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 3.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.00 EA 5.05 1.11.3 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 2.	QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
121. Seal & paint door/window trim & jamb - (per side) 2.00 EA 24.29 0.77 9.88 59.23 5/15 yrs (19.75) 39.4 122. Door knob - interior 1.00 EA 38.11 2.05 8.04 48.20 5/20 yrs (12.06) 36.1 123. Door stop - spring stop - mounted on baseboard 1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8 124. R&R Exterior door - metal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 2.500% 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.5 127. Casing - 2.144* 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (39.33) 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 4.53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 3.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 3.11. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 94.53 20.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 2.00 EA 11.13 0.01 8.90 53.43 53.4 2.00 EA 11.13 0.01 8.90 53.43 53.5 2.00 EA 53.33% 53.4 2.00 EA 5.36 5.50 5.50 5.50 5.50 5.50 5.50 5.50 5.5	120. Seal & pa	int door slab only (per sid	e)					
2.00 EA 24.29 0.77 9.88 59.23 5/15 yrs (19.75) 39.4 122. Door knob - interior 1.00 EA 38.11 2.05 8.04 48.20 5/20 yrs (12.06) 36.1 123. Door stop - spring stop - mounted on baseboard 1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8 124. R&R Exterior door - metal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 4xg. 5.00% 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.5 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 29.87 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 94.53 0.01 8.90 53.43 53.4 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.5 20.00	2.00 EA	29.50	1.32	12.06	72.38	•		48.25
122. Door knob - interior 1.00 EA 38.11 2.05 8.04 48.20 5/20 yrs (12.06) 36.1 123. Door stop - spring stop - mounted on baseboard 1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8 124. R&R Exterior door - mettal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 12.89 Door to driveway. 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.5 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 5/150 yrs (0.39) 11.5 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.53) 15.6 Avg. 3.33% 134. Window still 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6	121. Seal & pa	int door/window trim & ja	amb - (per side)					
122. Door knob - interior 1.00 EA 38.11 2.05 8.04 48.20 5/20 yrs (12.06) 36.1 123. Door stop - spring stop - mounted on baseboard 1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8 Avg. 25.00% 124. R&R Exterior door - metal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 Avg. 5.00% 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 2000 12.80 2.00 EA 5.36 0.03 2.14 12.89 5.00% 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.5 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 5.30.5 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 20.368 607.46 3.644.73 5/35 yrs (520.67) 3,124.6 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.43 34.4 Window sill 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.53) 15.6 Avg. 3.33% 15.6	2.00 EA	24.29	0.77	9.88	59.23	•		39.48
1.00 EA 38.11 2.05 8.04 48.20 5/20 yrs (12.06) 36.1 123. Door stop - spring stop - mounted on baseboard 1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8 124. R&R Exterior door - metal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 200 EA 5.36 0.03 2.14 12.89 200 EA 5.36 0.02 1.00 5.98 5.500% 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 400 EA 11.13 0.01 8.90 53.43 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 6/150 yrs (0.30) 11.5 6/150 yrs (0.30) 11.5 6/150 yrs (0.53) 15.6 6/150 yrs (0.53) 15.6 6/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 0.00 LF 2.16 0.47 2.70 1						Avg.	33.33%	
123. Door stop - spring stop - mounted on baseboard 1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8								
123. Door stop - spring stop - mounted on baseboard 1,00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 124. R&R Exterior door - metal - insulated - flush or panel style 1,00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2,00 EA 5.36 0.03 2.14 12.89 12.8 126. Clean door hardware 1,00 EA 4.96 0.02 1.00 5.98 5.10 yrs (1.08) 31.2 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (50.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 3.33% 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	1.00 EA	38.11	2.05	8.04	48.20	•		36.14
1.00 EA 6.26 0.20 1.30 7.76 5/20 yrs (1.94) 5.8 124. R&R Exterior door - metal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 12.8 Door to driveway. 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.9 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) Avg. 33.33% 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.6 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 Avg. 33.33% 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6	123. Door stop	o - spring stop - mounted o	n baseboard			Avg.	23.0070	
124. R&R Exterior door - metal - insulated - flush or panel style 1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 (19.55) 371.5 (19.55) 371.5 (19.55) 371.5 (19.55) 371.5 (19.55) 371.5 (19.55) (1	-			1.30	7.76	5/20 vrs	(1.94)	5.82
1.00 EA 304.46 21.47 65.18 391.11 5/100 yrs (19.55) 371.5 125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 12.8 Door to driveway. 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.9 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3.644.73 5/35 yrs (520.67) 3.124.6 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 5/35 yrs (0.39) 11.5 Avg. 33.33% 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 15. Experiments and selection of the side		v. _ v	v. _ v	2.00	,,,,	•		
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125. Clean door (per side) 2.00 EA 5.36 0.03 2.14 12.89 12.8 Door to driveway. 126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.59 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 Avg. 3.33% 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.6 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.43 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33% 15.6	1.00 EA	304.46	21.47	65.18	391.11	•		371.56
2.00 EA 5.36 0.03 2.14 12.89 12.89 12.80	125. Clean doc	or (per side)				8	2.0070	
126. Clean door hardware 1.00 EA 4.96 0.02 1.00 5.98 5.9 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.4 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%		-	0.03	2.14	12.89			12.89
1.00 EA 4.96 0.02 1.00 5.98 5.98 127. Casing - 2 1/4" 16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.6 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.4 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 33.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	Door to drivew	ay.						
127. Casing - 2 1/4" 16.25 LF	126. Clean doc	or hardware						
16.25 LF 1.57 1.40 5.38 32.29 5/150 yrs (1.08) 31.2 128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.4 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	1.00 EA	4.96	0.02	1.00	5.98			5.98
128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.4 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	127. Casing - 2	2 1/4"						
128. Prime & paint door slab only - exterior (per side) 4.00 EA 36.18 4.55 29.86 179.13 5/15 yrs (59.72) 119.4 129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.43 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	16.25 LF	1.57	1.40	5.38	32.29	•	` ′	31.21
129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.43 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 33.33% 15.6 Avg. 33.33% 15.6 Avg. 33.33% 15.6 Avg. 33.33%	128. Prime & p	paint door slab only - exter	rior (per side)			C		
129. Paint door/window trim & jamb - 2 coats (per side) 4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 Avg. 25.00% 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.43 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.60 Avg. 3.33%	4.00 EA	36.18	4.55	29.86	179.13	•		119.41
4.00 EA 24.09 1.47 19.58 117.41 5/15 yrs (39.13) 78.2 Avg. 33.33% 130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 Avg. 25.00% 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.43 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 15.6 Avg. 3.33% 15.6 Avg. 3.33% 15.6	129. Paint door	r/window trim & jamb - 2	coats (per side)			8	22.2370	
130. Door lockset & deadbolt - exterior - Standard grade 1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 Avg. 25.00% 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.0 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.4 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%			-	19.58	117.41	•	` /	78.28
1.00 EA 53.05 2.97 11.22 67.24 5/20 yrs (16.80) 50.4 Avg. 25.00% 131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.00 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.4 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.60 Avg. 3.33%	130. Door lock	set & deadbolt - exterior -	Standard grade			1116.	33.3370	
131. R&R Overhead door & hardware - 9' x 7' - High grade 3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.00 Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.43 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.50 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.60 Avg. 3.33%			•	11.22	67.24	•	` /	50.44
3.00 EA 944.53 203.68 607.46 3,644.73 5/35 yrs (520.67) 3,124.00 EA 11.13 0.01 8.90 53.43 11.92 5/150 yrs (0.39) 11.5 Avg. 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) Avg. 3.33%	131 R&R Ove	erhead door & hardware -	0' v 7' - High grade	a		Avg.	23.00%	
Windows, Window treatments and related trim work 132. Clean window unit (per side) 10 - 20 SF			~ ~		3,644.73	5/35 yrs	(520.67)	3,124.06
132. Clean window unit (per side) 10 - 20 SF 4.00 EA 11.13 0.01 8.90 53.43 53.4 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%					ŕ	Avg.		ŕ
4.00 EA 11.13 0.01 8.90 53.43 53.43 133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%								
133. Casing - 2 1/4" 6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) Avg. 3.33%								
6.00 LF 1.57 0.52 1.98 11.92 5/150 yrs (0.39) 11.5 Avg. 3.33% 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33% 3.33% 15.6			0.01	8.90	53.43			53.43
Avg. 3.33% 134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	_					- /		
134. Window sill 6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	6.00 LF	1.57	0.52	1.98	11.92	•		11.53
6.00 LF 2.16 0.47 2.70 16.13 5/150 yrs (0.53) 15.6 Avg. 3.33%	134. Window s	sill				2275	3.33/0	
Avg. 3.33%			0.47	2.70	16.13	5/150 vrs	(0.53)	15.60
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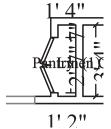
COLLINS, GEORGE 36-15K5-35N

CONTINUED - Garage

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
135. Seal & pair	nt casing - two coats						
6.00 LF	1.15	0.06	1.40	8.36	5/15 yrs Avg.	(2.78) 33.33%	5.58
136. Seal & pair	nt window sill						
6.00 LF	1.98	0.13	2.40	14.41	5/15 yrs Avg.	(4.80) 33.33%	9.61
137. Window bl	ind - PVC - 2" - 7.1 to 14	·SF					
2.00 EA	72.58	7.49	30.54	183.19	5/5 yrs Avg.	(146.56) 80.00%	36.63
Floor coverings 138. Baseboard	and Base trim work - 2 1/4"						
165.17 LF	2.01	12.85	68.98	413.82	5/150 yrs Avg.	(13.80) 3.33%	400.02
139. Seal & pair	nt baseboard - two coats				_		
165.17 LF	1.14	1.51	37.96	227.76	5/15 yrs Avg.	(75.92) 33.33%	151.84
140. Clean with	pressure/chemical spray						
890.67 SF	0.27	0.82	48.26	289.56			289.56
Totals: Garage		511.40	3,071.04	18,425.68		2,660.73	15,764.95

iroon 15' 3" 4 Ki	tchen	Height: 9'
#IRRING	456.61 SF Walls	321.96 SF Ceiling
74 0	778.57 SF Walls & Ceiling	321.96 SF Floor
y	74.75 LF Ceil. Perimeter	55.34 LF Floor Perimeter
Window	5' 3" X 4' 10"	Opens into Exterior
Door	4' X 6' 8"	Opens into MASTER_BEDRO
Missing Wall - Goes to Floor	2' 6" X 6' 8"	Opens into LAUNDRY_HALL
Missing Wall - Goes to Floor	2' 8" X 6' 8"	Opens into DINING_ROOM2
Missing Wall - Goes to Floor	15' 4 15/16" X 9' 5"	Opens into ROOM6
Window	5' 3" X 4' 10"	Opens into Exterior

COLLINS, GEORGE 36-15K5-35N



Subroom: Pantry (1)	Height: 9'
75.00 SF Walls	2.78 SF Ceiling
77.78 SF Walls & Ceiling	2.78 SF Floor

8.33 LF Ceil. Perimeter 8.33 LF Floor Perimeter

Door	21 711 V (1 911	Opens into KITCHEN
Door	2' 7" X 6' 8"	Opens into KITCHEN

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
	drywall - hung, taped, flo	ated, ready for pa	int				
324.74 SF	1.97	15.15	130.98	785.87	5/150 yrs Avg.	(26.20) 3.33%	759.67
142. Seal/prime	then paint the ceiling (2	coats)					
324.74 SF	0.74	4.75	49.02	294.08	5/15 yrs Avg.	(98.02) 33.33%	196.06
143. Detach & F	Reset Chandelier						
1.00 EA	96.05	0.00	19.22	115.27			115.27
144. Clean chan	delier						
1.00 EA	31.96	0.01	6.40	38.37			38.37
145. R&R Reces	ssed light fixture						
5.00 EA	106.11	16.08	109.34	655.97	5/20 yrs Avg.	(164.00) 25.00%	491.97
146. Light bulb	- Incandescent spot/flood	l (R30) - material	only				
5.00 EA	5.77	2.64	6.30	37.79	5/1 yrs Avg.	(30.23) 80.00%	7.56
Walls					_		
147. R&R 1/2" o	drywall - hung, taped, flo	ated, ready for pa	int				
531.61 SF	1.97	24.81	214.42	1,286.50	5/150 yrs Avg.	(42.88) 3.33%	1,243.62
148. Seal/prime	then paint part of the wa	lls (2 coats)					
461.61 SF	0.74	6.76	69.68	418.03	5/15 yrs Avg.	(139.33) 33.33%	278.70
149. Add for bu	llnose (rounded) corners	- per LF					
40.34 LF	2.23	1.37	18.28	109.61			109.61
Doors and relat	ed trim work						
150. R&R Door	opening (jamb & casing) - 32"to36"wide ·	- paint grade				
1.00 EA	121.25	7.80	25.82	154.87	5/150 yrs Avg.	(5.19) 3.33%	149.68
151. Paint door/	window trim & jamb - 2	coats (per side)					
2.00 EA	24.09	0.74	9.78	58.70	5/15 yrs Avg.	(19.57) 33.33%	39.13
152. Clean door	(per side)						
4.00 EA	5.36	0.06	4.30	25.80			25.80
153. R&R Casir	ng - 2 1/4"						
30.66 LF	1.95	2.64	12.48	74.91	5/150 yrs Avg.	(2.50) 3.33%	72.41
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COLLINS, GEORGE 36-15K5-35N

CONTINUED - Kitchen

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Pantry							
•	nt door slab only (per side	e)					
4.00 EA	29.50	2.64	24.12	144.76	5/15 yrs Avg.	(48.25) 33.33%	96.51
155. Seal & pair	nt door/window trim & ja	ımb - (per side)			C		
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
156. Clean door	hardware						
2.00 EA	4.96	0.03	1.98	11.93			11.93
	low treatments and rela						
157. Clean wind	low unit (per side) 10 - 20	0 SF					
8.00 EA	11.13	0.01	17.80	106.85			106.85
158. R&R Wind	low sill						
10.00 LF	2.67	0.79	5.50	32.99	5/150 yrs Avg.	(1.10) 3.33%	31.89
159. R&R Casin	ng - 2 1/4"						
10.00 LF	1.95	0.86	4.08	24.44	5/150 yrs Avg.	(0.80) 3.33%	23.64
160. Seal & pair	nt casing - two coats						
10.00 LF	1.15	0.10	2.32	13.92	5/15 yrs Avg.	(4.64) 33.33%	9.28
161. Seal & pair	nt window sill						
10.00 LF	1.98	0.21	4.00	24.01	5/15 yrs Avg.	(8.01) 33.33%	16.00
162. R&R Wind	low blind - PVC - 2" - 20	0.1 to 32 SF					
2.00 EA	138.10	16.08	58.46	350.74	5/5 yrs Avg.	(280.58) 80.00%	70.16
Floor coverings 163. R&R Basel	and Base trim work						
50.09 LF	2.31	3.90	23.92	143.53	5/150 yrs Avg.	(4.79) 3.33%	138.74
164. Seal & pair	nt baseboard - two coats						
50.09 LF	1.14	0.46	11.52	69.08	5/15 yrs Avg.	(23.02) 33.33%	46.06
165. Clean floor	- tile - Heavy clean						
324.74 SF	0.67	1.78	43.88	263.24			263.24
	n's and Other misc roo						
166. R&R Close	et package - hall/linen (4	shelves 3' wide)					
1.00 EA	121.55	5.42	25.40	152.37	5/150 yrs Avg.	(5.10) 3.33%	147.27
167. Seal & pair	nt closet shelving - linen	closet					
1.00 EA	68.77	1.11	13.98	83.86	5/15 yrs Avg.	(27.95) 33.33%	55.91
Cabinetry/Coun	ntertops				-		

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Kitchen

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
168. Detach & F	Reset Cabinetry - upper (wall) units - High	grade				
8.00 LF	35.48	0.00	56.76	340.60			340.60
169. Detach & F	Reset Cabinetry - lower (base) units - High	grade				
21.75 LF	41.49	0.00	180.48	1,082.89			1,082.89
170. Detach & F	Reset Cabinetry - full hei	ght unit - High gra	nde	,			Ź
2.67 LF	41.32	0.00	22.06	132.38			132.38
171. R&R Cabin	netry - upper (wall) units	- High grade					
2.92 LF	178.48	39.67	112.18	673.02	5/50 yrs Avg.	(67.31) 10.00%	605.71
Refrigerator cabi	inet.						
172. Add for pre	efinished crown molding	per LF					
4.92 LF	8.28	2.85	8.72	52.31	5/150 yrs Avg.	(1.76) 3.33%	50.55
173. Detach & F	Reset Cabinet knob or pu	11					
2.00 EA	1.55	0.00	0.62	3.72			3.72
174. R&R Custo	om cabinet panels - side,	end, or back					
14.00 SF	20.05	17.37	59.62	357.69	5/50 yrs Avg.	(35.77) 10.00%	321.92
175. Detach & F	Reset Countertop - Granit	e or Marble					
68.03 SF	20.64	0.00	280.82	1,684.96			1,684.96
Includes backspl	ash.						
176. Clean cabin	netry - upper - inside and	out					
8.00 LF	10.88	0.06	17.42	104.52			104.52
177. Seal & pair	nt cabinetry - upper - insi	de and out					
8.00 LF	25.82	2.91	41.90	251.37	5/15 yrs Avg.	(83.78) 33.33%	167.59
178. Clean cabin	netry - lower - inside and	out					
21.75 LF	10.88	0.16	47.36	284.16			284.16
179. Seal & pair	nt cabinetry - lower - insi	de and out					
21.75 LF	30.95	9.47	136.54	819.17	5/15 yrs Avg.	(273.07) 33.33%	546.10
180. Clean cabin	netry - full height - inside	and out					
2.67 LF	19.02	0.03	10.16	60.97			60.97
181. Seal & pair	nt full height cabinetry - i	nside and out					
2.67 LF	38.54	2.15	21.02	126.07	5/15 yrs Avg.	(42.02) 33.33%	84.05
182. Clean coun	tertop						
68.03 SF	0.55	0.06	7.50	44.98			44.98
183. Detach & F	Reset Corbel - wood - 2"	to 4" wide					
6.00 EA	33.78	0.02	40.54	243.24			243.24
184. Paint corbe	el - one coat						
6.00 EA	13.14	0.37	15.84	95.05	5/15 yrs Avg.	(31.68) 33.33%	63.37
Plumbing and F	Related Fixtures				-		

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Kitchen

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
185. Sink - unde	rmount - Detach & reset						
1.00 EA	188.20	0.12	37.66	225.98			225.98
737. Detach & F	Reset Sink faucet - Kitche						
1.00 EA	91.08	0.00	18.22	109.30			109.30
186. Clean sink	- double						
1.00 EA	12.79	0.00	2.56	15.35			15.35
187. Clean sink	faucet						
1.00 EA	7.14	0.00	1.42	8.56			8.56
188. Clean garba	age disposer						
1.00 EA	9.59	0.00	1.92	11.51			11.51
Appliances							
189. Detach & F	Reset Dishwasher						
1.00 EA	177.51	0.00	35.50	213.01			213.01
190. Detach & F	Reset Built-in oven						
1.00 EA	148.01	0.00	29.60	177.61			177.61
191. Detach & F	Reset Cooktop - electric						
1.00 EA	108.90	0.00	21.78	130.68			130.68
738. Detach & F	Reset Garbage disposer						
1.00 EA	121.69	0.00	24.34	146.03			146.03
192. Carpenter -	Finish, Trim / Cabinet -	per hour					
1.00 HR	50.62	0.00	10.12	60.74			60.74
Detach and reset	wood ceiling mount for r	ange hood.					
193. Remove Ra	ange hood - stainless steel						
1.00 EA	18.47	0.00	3.70	22.17	5/14 yrs Avg.	(7.92) 35.71%	14.25
194. Install Ran	ge hood - stainless steel						
1.00 EA	76.84	0.00	15.36	92.20	5/14 yrs Avg.	(32.92) 35.71%	59.28
195. Clean cook	top						
1.00 EA	17.93	0.02	3.58	21.53			21.53
196. Clean dishv	washer - interior and exter	rior					
1.00 EA	20.21	0.00	4.04	24.25			24.25
197. Clean range	e hood						
1.00 EA	12.51	0.01	2.50	15.02			15.02
198. Clean oven	- interior and exterior						
1.00 EA	19.71	0.38	4.02	24.11			24.11
Totals: Kitchen	ı	192.62	2,198.72	13,191.87		1,528.14	11,663.73

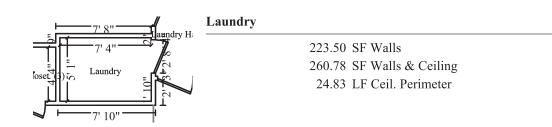
COLLINS, GEORGE 36-15K5-35N

<u> </u>	Laundr	y Hall					Height: 9'
7	——————————————————————————————————————	186.00.9	SF Walls		23.3	3 SF Ceiling	
aundry	Hall T		SF Walls & Ceilin	σ		3 SF Floor	
7	4		LF Ceil. Perimeter	-		7 LF Floor Peri	meter
2' 10		20.07	Er Cen. i erimeter		20.0	7 LI 11001 I CII	meter
Door	II	2' 8" X 6	' 8''	Op	ens into Exterio	r	
Door		2' 8" X 6		-	ens into LAUNI		
Door		2' 10" X		-	ens into OFFSE		
Missing Wall - C	Goes to Floor	2' 6" X 6		_	ens into GITGE ens into KITCH		
missing wan	3003 to 11001	2 0 110	o .	Op.		LIN	
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Demo							
	emove - bedroom/room						
23.33 SF	3.56	0.00	16.62	99.67			99.67
Ceilings 200. 1/2" drywa	ll - hung, taped, floated,	ready for paint					
23.33 SF	1.67	1.09	8.02	48.07	5/150 yrs Avg.	(1.60) 3.33%	46.47
201. Seal/prime	then paint the ceiling (2	coats)					
23.33 SF	0.74	0.34	3.52	21.12	5/15 yrs Avg.	(7.04) 33.33%	14.08
202. Light fixtur	·e						
1.00 EA	59.24	3.02	12.44	74.70	5/20 yrs Avg.	(18.69) 25.00%	56.01
203. Light bulb	- Incand. standard bulb	- 1000 hr - mat. onl	y		_		
2.00 EA	0.79	0.14	0.34	2.06	5/1 yrs Avg.	(1.65) 80.00%	0.41
Walls							
•	ll - hung, taped, floated,						
186.00 SF	1.67	8.68	63.86	383.16	5/150 yrs Avg.	(12.76) 3.33%	370.40
205. Seal/prime	then paint the walls (2 o	coats)					
186.00 SF	0.74	2.72	28.06	168.42	5/15 yrs Avg.	(56.15) 33.33%	112.27
Doors and relate 206. Interior doo	ed trim work or - Colonist - pre-hung	unit					
1.00 EA	205.10	15.47	44.12	264.69	5/100 yrs	(13.23)	251.46
					Avg.	5.00%	
=	nt door slab only (per sid						
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
•	ng (jamb & casing) - 32	-	_				
1.00 EA	116.60	7.80	24.88	149.28	5/150 yrs Avg.	(4.99) 3.33%	144.29

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Laundry Hall

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
209. Seal & pain	nt door/window trim & ja	amb - (per side)					
4.00 EA	24.29	1.54	19.74	118.44	5/15 yrs Avg.	(39.48) 33.33%	78.96
210. Door knob	- interior						
1.00 EA	38.11	2.05	8.04	48.20	5/20 yrs Avg.	(12.06) 25.00%	36.14
211. Door stop -	spring stop - mounted o	n baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
Floor coverings	and Base trim work						
212. Baseboard	- 2 1/4"						
20.67 LF	2.01	1.61	8.64	51.80	5/150 yrs Avg.	(1.72) 3.33%	50.08
213. Seal & pain	nt baseboard - two coats						
20.67 LF	1.14	0.19	4.76	28.51	5/15 yrs Avg.	(9.49) 33.33%	19.02
214. Clean floor	- tile - Heavy clean						
23.33 SF	0.67	0.13	3.14	18.90			18.90
Totals: Laundr	y Hall	46.30	259.54	1,557.16		204.93	1,352.23



37.28 SF Ceiling
37.28 SF Floor
24.83 LF Floor Perimeter

Door		2' 8" X 6	5' 8''	Opens into LAUNDRY_HALL			
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Demo							
215. Demolish/r	remove - kitchen/laundry						
37.28 SF	7.44	0.00	55.48	332.84			332.84
Ceilings							
216. 1/2" drywa	ll - hung, taped, floated, 1	eady for paint					
37.28 SF	1.67	1.74	12.80	76.80	5/150 yrs Avg.	(2.56) 3.33%	74.24

COLLINS, GEORGE 36-15K5-35N

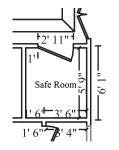
CONTINUED - Laundry

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
217. Seal/prime	then paint the ceiling (2	coats)					
37.28 SF	0.74	0.55	5.64	33.78	5/15 yrs Avg.	(11.26) 33.33%	22.52
218. Light fixtur							
1.00 EA	59.24	3.02	12.44	74.70	5/20 yrs Avg.	(18.69) 25.00%	56.01
219. Light bulb	- Incand. standard bulb -	1000 hr - mat. on	ly				
2.00 EA	0.79	0.14	0.34	2.06	5/1 yrs Avg.	(1.65) 80.00%	0.41
Walls							
	ll - hung, taped, floated,						
223.50 SF	1.67	10.43	76.74	460.42	5/150 yrs Avg.	(15.35) 3.33%	445.07
	then paint part of the wa	. ,					
208.50 SF	0.74	3.05	31.48	188.82	5/15 yrs Avg.	(62.95) 33.33%	125.87
Doors and relate							
	or - Colonist - pre-hung u						
1.00 EA	205.10	15.47	44.12	264.69	5/100 yrs Avg.	(13.23) 5.00%	251.46
*	nt door slab only (per side	·					
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
224. Seal & pair	nt door/window trim & ja	amb - (per side)					
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
225. Door knob	- interior						
1.00 EA	38.11	2.05	8.04	48.20	5/20 yrs Avg.	(12.06) 25.00%	36.14
226. Door stop -	spring stop - mounted o	n baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	and Base trim work						
227. Baseboard							
24.83 LF	2.01	1.93	10.36	62.20	5/150 yrs Avg.	(2.06) 3.33%	60.14
228. Seal & pair	nt baseboard - two coats						
24.83 LF	1.14	0.23	5.70	34.24	5/15 yrs Avg.	(11.42) 33.33%	22.82
229. Clean floor	- tile - Heavy clean						
37.28 SF	0.67	0.20	5.04	30.22			30.22
Shelving, Built i	n's and Other misc roo	m items					

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Laundry

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
230. Cabinetry -	- upper (wall) units						
5.08 LF	123.58	46.07	134.78	808.64	5/50 yrs Avg.	(80.87) 10.00%	727.77
231. Add for pro	efinished crown molding	per LF					
6.08 LF	8.28	3.52	10.76	64.62	5/150 yrs Avg.	(2.16) 3.33%	62.46
232. Cabinet kn	ob or pull						
4.00 EA	6.65	1.30	5.58	33.48	5/20 yrs Avg.	(8.38) 25.00%	25.10
Totals: Laundr	y	91.99	442.54	2,655.08		288.46	2,366.62



Date: 2/17/2021 1:10 PM

 Safe Room
 Height: 9'

 193.50 SF Walls
 28.75 SF Ceiling

 222.25 SF Walls & Ceiling
 28.75 SF Floor

21.50 LF Ceil. Perimeter 21.50 LF Floor Perimeter

Door		2' 11" X	11" X 6' 8"		Opens into MASTER_BEDRO		
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
233. R&R 1/2"	drywall - hung, taped, floa	ated, ready for pa	int				
28.75 SF	1.97	1.34	11.58	69.56	5/150 yrs Avg.	(2.31) 3.33%	67.25
234. Seal/prime	then paint the ceiling (2 d	coats)					
28.75 SF	0.74	0.42	4.34	26.04	5/15 yrs Avg.	(8.67) 33.33%	17.37
235. R&R Light	fixture						
1.00 EA	65.39	3.02	13.68	82.09	5/20 yrs Avg.	(20.55) 25.00%	61.54
236. Light bulb	- Incand. standard bulb -	1000 hr - mat. on	ly				
2.00 EA	0.79	0.14	0.34	2.06	5/1 yrs Avg.	(1.65) 80.00%	0.41
Walls							
237. R&R 1/2"	drywall - hung, taped, flo	ated, ready for pa	int				
193.50 SF	1.97	9.03	78.06	468.29	5/150 yrs Avg.	(15.61) 3.33%	452.68

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CONTINUED - Safe Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
238. Seal/prime	then paint the walls (2 co	oats)					
193.50 SF	0.74	2.83	29.20	175.22	5/15 yrs Avg.	(58.41) 33.33%	116.81
Doors and relat	ed trim work						
239. Clean door	(per side)						
2.00 EA	5.36	0.03	2.14	12.89			12.89
240. R&R Casir	ng - 2 1/4"						
31.66 LF	1.95	2.72	12.88	77.34	5/150 yrs Avg.	(2.57) 3.33%	74.77
241. Seal & pair	nt door slab only (per side	e)					
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
242. Seal & pair	nt door/window trim & ja	mb - (per side)					
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
243. Clean door	hardware						
1.00 EA	4.96	0.02	1.00	5.98			5.98
244. Door stop -	spring stop - mounted or	n baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	and Base trim work						
245. R&R Basel	board - 2 1/4"						
21.50 LF	2.31	1.67	10.28	61.62	5/150 yrs Avg.	(2.06) 3.33%	59.56
246. Seal & pair	nt baseboard - two coats						
21.50 LF	1.14	0.20	4.94	29.65	5/15 yrs Avg.	(9.88) 33.33%	19.77
247. R&R Carpe	et pad - per specs from in	dependent pad an	alysis				
28.75 SF	0.57 *	1.13	3.50	21.02	5/10 yrs Avg.	(10.53) 50.00%	10.49
248. Remove Ca	arpet - per specs from ind	ependent carpet a	nalysis		-		
28.75 SF	0.21	0.00	1.20	7.24			7.24
249. Carpet - pe	r specs from independent	carpet analysis					
52.50 SF	2.94 *	12.20	33.32	199.87	5/10 yrs Avg.	(99.94) 50.00%	99.93
739. Demolish/r	remove - bedroom/room (up to 200 sf)			-		
28.75 SF	3.56	0.00	20.48	122.83			122.83
Totals: Safe Ro	om	37.04	250.18	1,501.07		278.00	1,223.07

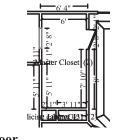
COLLINS, GEORGE 36-15K5-35N

2' 10" 2' 10"
Closer (2 A Master Bedroom
aster Batty ter Closets at Room

Master Bedroom	Height: Tray
524.01 CE W 11	272 17 SE C :1:

534.91 SF Walls272.17 SF Ceiling807.08 SF Walls & Ceiling251.08 SF Floor62.40 LF Ceil. Perimeter58.40 LF Floor Perimeter

Door	2' 10" X 6' 8"	Opens into MASTER_BATH2
Window	2' 10" X 4' 10"	Opens into Exterior
Window	2' 10" X 4' 10"	Opens into Exterior
Door	4' X 6' 8"	Opens into KITCHEN
Door	2' 11" X 6' 8"	Opens into SAFE_ROOM



Subroom: Master Closet (2)

334.50 SF Walls
410.00 SF Walls & Ceiling
75.50 SF Ceiling
75.50 SF Floor

37.17 LF Ceil. Perimeter 37.17 LF Floor Perimeter

Height: 9'

Height: 9'

Door2' 8" X 6' 8"Opens into MASTER_BEDROMissing Wall - Goes to Floor2' 8" X 6' 8"Opens into OFFSET1

2' 8" X 6' 8"



Missing Wall - Goes to Floor

Subroom: Room18 (1)

 363.00 SF Walls
 88.83 SF Ceiling

 451.83 SF Walls & Ceiling
 88.83 SF Floor

40.33 LF Ceil. Perimeter 40.33 LF Floor Perimeter

Opens into MASTER CLOSE

8						_	
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
250. R&R 1/2"	drywall - hung, taped, fl	oated, ready for pai	nt				
436.51 SF	1.97	20.37	176.08	1,056.37	5/150 yrs Avg.	(35.23) 3.33%	1,021.14
251. Seal/prime	then paint the ceiling (2	coats)					
436.51 SF	0.74	6.39	65.88	395.29	5/15 yrs Avg.	(131.76) 33.33%	263.53
252. R&R Ceili	ng fan & light						
1.00 EA	284.37	11.67	59.20	355.24	5/20 yrs Avg.	(88.82) 25.00%	266.42

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Master Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
253. Light bulb	- Incand. standard bulb -	1000 hr - mat. on	ly				
2.00 EA	0.79	0.14	0.34	2.06	5/1 yrs Avg.	(1.65) 80.00%	0.41
254. Light fixtur	re						
4.00 EA	59.24	12.08	49.82	298.86	5/20 yrs Avg.	(74.72) 25.00%	224.14
255. Light bulb	- LED globe - up to 250	lm - material only					
8.00 EA	7.96	5.83	13.90	83.41	5/8 yrs Avg.	(52.12) 62.50%	31.29
Walls							
	drywall - hung, taped, flo						
1,232.41 SF	1.97	57.51	497.06	2,982.41	5/150 yrs Avg.	(99.40) 3.33%	2,883.01
257. Seal/prime	then paint the walls (2 c	,					
1,232.41 SF	0.74	18.04	186.00	1,116.02	5/15 yrs Avg.	(372.00) 33.33%	744.02
258. Add for bu	llnose (rounded) corners	- per LF					
161.06 LF	2.23	5.45	72.94	437.55			437.55
Doors and relat							
_	door (sliding glass) (per						
2.00 EA	29.29	0.19	11.76	70.53			70.53
260. Clean door							
6.00 EA	5.36	0.09	6.46	38.71			38.71
261. R&R Casir	•						
109.41 LF	1.95	9.41	44.56	267.32	5/150 yrs Avg.	(8.91) 3.33%	258.41
262. Paint door/	window trim & jamb - L	arge - 2 coats (per	side)				
1.00 EA	28.34	0.43	5.74	34.51	5/15 yrs Avg.	(11.51) 33.33%	23.00
	nt door slab only (per sid	*					
6.00 EA	29.50	3.96	36.20	217.16	5/15 yrs Avg.	(72.38) 33.33%	144.78
•	nt door/window trim & ja	amb - (per side)					
6.00 EA	24.29	2.32	29.60	177.66	5/15 yrs Avg.	(59.21) 33.33%	118.45
265. Clean door	hardware						
3.00 EA	4.96	0.05	3.00	17.93			17.93
266. Door stop -	- spring stop - mounted o	n baseboard					
3.00 EA	6.26	0.61	3.88	23.27	5/20 yrs Avg.	(5.83) 25.00%	17.44
	low treatments and rela						
267. Clean wind	low unit (per side) 10 - 2	0 SF					
4.00 EA	11.13	0.01	8.90	53.43			53.43

COLLINS, GEORGE 36-15K5-35N

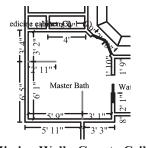
CONTINUED - Master Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
268. R&R Wind	ow sill						
6.00 LF	2.67	0.47	3.32	19.81	5/150 yrs Avg.	(0.65) 3.33%	19.16
269. R&R Casin	g - 2 1/4"						
3.00 LF	1.95	0.26	1.22	7.33	5/150 yrs Avg.	(0.25) 3.33%	7.08
270. Seal & pain	nt casing - two coats						
6.00 LF	1.15	0.06	1.40	8.36	5/15 yrs Avg.	(2.78) 33.33%	5.58
271. Seal & pain	nt window sill						
6.00 LF	1.98	0.13	2.40	14.41	5/15 yrs Avg.	(4.80) 33.33%	9.61
272. R&R Wind	ow blind - PVC - 2" - 7.	1 to 14 SF					
2.00 EA	80.02	7.49	33.52	201.05	5/5 yrs Avg.	(160.84) 80.00%	40.21
273. R&R Wind	ow blind - PVC - 3.5" -	20.1 to 32 SF					
1.00 EA	143.96	8.57	30.50	183.03	5/5 yrs Avg.	(146.43) 80.00%	36.60
	and Base trim work						
274. R&R Basel							
135.90 LF	2.31	10.57	64.92	389.42	5/150 yrs Avg.	(13.00) 3.33%	376.42
-	nt baseboard - two coats						
135.90 LF	1.14	1.24	31.22	187.39	5/15 yrs Avg.	(62.45) 33.33%	124.94
•	et pad - per specs from ir		•				
415.42 SF	0.57 *	16.34	50.62	303.75	5/10 yrs Avg.	(151.89) 50.00%	151.86
	rpet - per specs from inc	_	-				
415.42 SF	0.21	0.00	17.44	104.68			104.68
	r specs from independen		205 14	1 770 05	5/10	(005 44)	005 41
465.17 SF	2.94 *	108.11	295.14	1,770.85	5/10 yrs Avg.	(885.44) 50.00%	885.41
279. Organized	n's and Other misc roo	m items					
47.92 SF		12.72	72.22	422.04	5/150 xxma	(14.40)	410.46
	7.26	13.72	72.32	433.94	5/150 yrs Avg.	(14.48) 3.33%	419.46
	nt wood shelving, 12"- 24		22.64	201.05	- / · -	((= 20)	101.75
47.92 LF	3.47	1.93	33.64	201.85	5/15 yrs Avg.	(67.29) 33.33%	134.56
	t package - hall/linen (4				- /	,	
2.00 EA	121.55	10.84	50.78	304.72	5/150 yrs Avg.	(10.16) 3.33%	294.56

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Master Bedroom

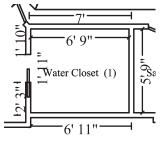
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
282. Seal & pair	nt closet shelving - linen	closet					
2.00 EA	68.77	2.22	27.94	167.70	5/15 yrs Avg.	(55.91) 33.33%	111.79
Totals: Master	Bedroom	336.50	1,987.70	11,926.02		2,589.91	9,336.11



Master Bath Height: 9'

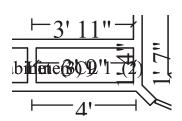
346.08 SF Walls
77.97 SF Ceiling
424.04 SF Walls & Ceiling
77.97 SF Floor
34.56 LF Ceil. Perimeter
46.23 LF Floor Perimeter

Missing Wall - Goes to Ceiling Door Missing Wall - Goes to Ceiling 2' 11" X 6' 2' 10" X 6' 8" 2' 11" X 6' Opens into MASTER_BATH2
Opens into MASTER_BEDRO
Opens into MASTER_BATH2



Height: 9
38.81 SF Ceiling
38.81 SF Floor
25.00 LF Floor Perimeter

Door 1' 11" X 6' 8" Opens into MASTER_BATH2



Subroom: Linen CL 1 (2)	Height: 9'
91.50 SF Walls	5.00 SF Ceiling
96.50 SF Walls & Ceiling	5.00 SF Floor
10.17 LF Ceil. Perimeter	10.17 LF Floor Perimeter

COLLINS, GEORGE 36-15K5-35N

Subroom: Medicine cabinet (3)	Height: 9'
58.50 SF Walls	2.56 SF Ceiling
61.06 SF Walls & Ceiling	2.56 SF Floor
6.50 LF Ceil. Perimeter	6.50 LF Floor Perimeter
	58.50 SF Walls 61.06 SF Walls & Ceiling

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
	drywall - hung, taped, flo	ated, ready for pai	nt				
124.33 SF	1.97	5.80	50.14	300.87	5/150 yrs Avg.	(10.01) 3.33%	290.86
284. Seal/prime	then paint the ceiling (2	coats)					
124.33 SF	0.74	1.82	18.76	112.58	5/15 yrs Avg.	(37.54) 33.33%	75.04
285. Detach & F	Reset Light bar - 4 lights						
2.00 EA 286. Clean light	36.95 bar	0.00	14.78	88.68			88.68
2.00 EA	13.59	0.01	5.44	32.63			32.63
	room ventilation fan w/li						
1.00 EA	185.05	12.44	39.50	236.99	5/10 yrs Avg.	(118.51) 50.00%	118.48
288. Light bulb	- Incand. standard bulb -	1000 hr - mat. onl	у				
1.00 EA	0.79	0.07	0.18	1.04	5/1 yrs Avg.	(0.83) 80.00%	0.21
289. R&R Duct	work - flexible - non-inst	ılated - 3" round					
5.00 LF	5.32	0.40	5.40	32.40	5/30 yrs Avg.	(5.41) 16.67%	26.99
290. R&R Rece	ssed light fixture						
1.00 EA	106.11	3.22	21.86	131.19	5/20 yrs Avg.	(32.82) 25.00%	98.37
291. Light bulb	- Incandescent spot/flood	l (R30) - material	only		C		
1.00 EA	5.77	0.53	1.26	7.56	5/1 yrs Avg.	(6.04) 80.00%	1.52
Walls							
292. R&R 1/2"	drywall - hung, taped, flo	ated, ready for par	nt				
721.08 SF	1.97	33.65	290.84	1,745.01	5/150 yrs Avg.	(58.17) 3.33%	1,686.84
293. Seal/prime	then paint the walls (2 co	oats)					
721.08 SF	0.74	10.56	108.84	653.00	5/15 yrs Avg.	(217.67) 33.33%	435.33
294. R&R Casir	ng - 2 1/4"				2		
13.00 LF	1.95	1.12	5.28	31.75	5/150 yrs Avg.	(1.06) 3.33%	30.69
Replace casing a	nd paint tops on tub parti	ial walls.			-		

Replace casing and paint tops on tub partial walls.

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Master Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
295. Seal & pair	nt trim - two coats						
6.00 LF	1.10	0.06	1.34	8.00	5/15 yrs Avg.	(2.66) 33.33%	5.34
Doors and relate							
296. Clean door	(per side)						
10.00 EA	5.36	0.16	10.76	64.52			64.52
297. R&R Casin	ng - 2 1/4"						
93.98 LF	1.95	8.08	38.28	229.62	5/150 yrs Avg.	(7.66) 3.33%	221.96
298. Seal & pair	nt door slab only (per side	e)					
10.00 EA	29.50	6.60	60.32	361.92	5/15 yrs Avg.	(120.63) 33.33%	241.29
299. Seal & pair	nt door/window trim & ja	mb - (per side)					
6.00 EA	24.29	2.32	29.60	177.66	5/15 yrs Avg.	(59.21) 33.33%	118.45
300. Clean door	hardware						
5.00 EA	4.96	0.08	4.98	29.86			29.86
301. Door stop -	spring stop - mounted or	n baseboard					
3.00 EA	6.26	0.61	3.88	23.27	5/20 yrs Avg.	(5.83) 25.00%	17.44
	and Base trim work						
302. R&R Basel	ooard - 2 1/4"						
61.90 LF	2.31	4.81	29.56	177.36	5/150 yrs Avg.	(5.91) 3.33%	171.45
303. Seal & pair	nt baseboard - two coats						
61.90 LF	1.14	0.57	14.24	85.38	5/15 yrs Avg.	(28.45) 33.33%	56.93
304. Clean floor	- tile						
90.33 SF	0.50	0.50	9.14	54.81			54.81
	lware/Accessories						
305. R&R Close	et package - hall/linen (4 s	shelves 3' wide)					
1.00 EA	121.55	5.42	25.40	152.37	5/150 yrs Avg.	(5.10) 3.33%	147.27
306. Seal & pair	nt closet shelving - linen o	closet					
1.00 EA	68.77	1.11	13.98	83.86	5/15 yrs Avg.	(27.95) 33.33%	55.91
307. Clean vanit	y - inside and out						
7.00 LF	9.76	0.05	13.68	82.05			82.05
308. Seal & pair	nt vanity - inside and out						
7.00 LF	29.26	2.88	41.54	249.24	5/15 yrs Avg.	(83.07) 33.33%	166.17
309. Clean bath	accessory						
1.00 EA	5.27	0.01	1.06	6.34			6.34

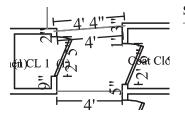
COLLINS, GEORGE 36-15K5-35N

CONTINUED - Master Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
310. Detach & F	Reset Vanity						
7.00 LF	35.48	0.00	49.68	298.04			298.04
311. Detach & F	Reset Towel bar						
1.00 EA	12.67	0.00	2.54	15.21			15.21
	Related Fixtures						
312. Detach & F	Reset Vanity top - one sin	ık - cultured marb	le				
7.00 LF	20.67	0.00	28.94	173.63			173.63
313. Detach & F	Reset Toilet						
1.00 EA	186.25	0.58	37.38	224.21			224.21
314. Clean toile	t						
1.00 EA	16.12	0.00	3.22	19.34			19.34
315. Clean toile	t seat						
1.00 EA	3.49	0.00	0.70	4.19			4.19
316. Clean tub							
1.00 EA	15.60	0.01	3.12	18.73			18.73
317. Clean sink							
2.00 EA	9.59	0.01	3.84	23.03			23.03
318. Clean sink	faucet						
2.00 EA	7.14	0.00	2.86	17.14			17.14
319. Clean show	ver door						
1.00 EA	13.15	0.01	2.64	15.80			15.80
320. Clean show	ver						
1.00 EA	31.96	0.01	6.40	38.37			38.37
321. Clean medi	icine cabinet						
1.00 EA	10.39	0.00	2.08	12.47			12.47
Totals: Master	Bath	103.50	1,003.44	6,020.12		834.53	5,185.59

COLLINS, GEORGE 36-15K5-35N

15' 2" + 5' 9" + Living F	Room	Height: 18' 5"
1 2 1 2 1 2 1 2 1	1,211.31 SF Walls	330.36 SF Ceiling
15' 4" + 5' 5" 5 5 5 5 5 5 5 5 5	1,541.66 SF Walls & Ceiling	302.36 SF Floor
Carlot Library 19	77.57 LF Ceil. Perimeter	46.81 LF Floor Perimeter
Door	2' 11" X 6' 8"	Opens into Exterior
Window	2' 11" X 4' 10"	Opens into Exterior
Window	2' 11" X 4' 10"	Opens into Exterior
Window	2' 10" X 4' 10"	Opens into Exterior
Window	2' 11" X 4' 10"	Opens into Exterior
Missing Wall - Goes to Floor	15' 4 15/16" X 9' 5"	Opens into KITCHEN



Subroom: Offset (1)	Height: 9'
73.50 SF Walls	15.33 SF Ceiling
88.83 SF Walls & Ceiling	15.33 SF Floor
8.17 LF Ceil. Perimeter	8.17 LF Floor Perimeter

Door	2' 5" X 6' 8"	Opens into LINEN_CL_1
Missing Wall	4' X 9'	Opens into DINING_ROOM2
Door	2' 6" X 6' 8"	Opens into COAT_CLOSET
Missing Wall	4' 1/8" X 9'	Opens into ROOM6

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
	drywall - hung, taped, flo	ated, ready for pa	int				
345.69 SF	1.97	16.13	139.42	836.56	5/150 yrs Avg.	(27.90) 3.33%	808.66
323. Seal/prime	then paint the ceiling (2	coats)					
345.69 SF	0.74	5.06	52.18	313.05	5/15 yrs Avg.	(104.36) 33.33%	208.69
324. Detach & I	Reset Ceiling fan & light	- High grade					
1.00 EA	131.59	0.00	26.32	157.91			157.91
325. Detach & I	Reset Light bar - 4 lights	- High grade					
1.00 EA	36.95	0.00	7.40	44.35			44.35
326. Clean ceili	ng fan and light						
1.00 EA	19.20	0.01	3.84	23.05			23.05
327. Clean light	bar						
1.00 EA	13.59	0.01	2.72	16.32			16.32
Walls							
328. R&R 1/2"	drywall - hung, taped, flo	ated, ready for pa	int				
1,284.81 SF	1.97	59.96	518.20	3,109.23	5/150 yrs Avg.	(103.63) 3.33%	3,005.60
Date: 2/17/2021	1.10 DM						Page: 3

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Living Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
329. Seal/prime	then paint the walls (2 co	oats)					
1,284.81 SF	0.74	18.81	193.92	1,163.49	5/15 yrs Avg.	(387.83) 33.33%	775.66
330. Add for bul	llnose (rounded) corners	- per LF					
82.33 LF	2.23	2.79	37.28	223.67			223.67
331. R&R Addit	tional cost for high wall o	or ceiling - 11' to	14' high				
257.20 SF	0.46	0.00	23.68	141.99	5/150 yrs Avg.	(4.73) 3.33%	137.26
332. R&R Addit	tional cost for high wall o	or ceiling - over 14	4' to 20'		-		
342.93 SF	0.59	0.00	40.46	242.79	5/150 yrs Avg.	(8.08) 3.33%	234.71
333. Additional	cost for high wall or ceil	ing - 11' to 14'					
257.20 SF	0.04	0.00	2.06	12.35	5/15 yrs Avg.	(4.11) 33.33%	8.24
334. Additional	cost for high wall or ceil:	ing - Over 14'					
342.93 SF	0.06	0.00	4.12	24.70	5/15 yrs Avg.	(8.24) 33.33%	16.46
Doors and relate							
335. Clean door	(per side)						
2.00 EA	5.36	0.03	2.14	12.89			12.89
336. Clean storn	n door (per side)						
2.00 EA	15.71	0.03	6.28	37.73			37.73
337. R&R Casin	ig - 2 1/4"						
15.83 LF	1.95	1.36	6.46	38.69	5/150 yrs Avg.	(1.30) 3.33%	37.39
338. Paint door/	window trim & jamb - 2	coats (per side)					
2.00 EA	24.09	0.74	9.78	58.70	5/15 yrs Avg.	(19.57) 33.33%	39.13
339. Paint Frenc	h door slab only - 2 coats	s (per side)					
2.00 EA	54.76	1.24	22.14	132.90	5/15 yrs Avg.	(44.30) 33.33%	88.60
340. Clean door	hardware						
1.00 EA	4.96	0.02	1.00	5.98			5.98
341. Door stop -	spring stop - mounted or	n baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	low treatments and rela						
	ow unit (per side) 10 - 20						
8.00 EA	11.13	0.01	17.80	106.85			106.85
343. R&R Wind							
3.00 LF	2.67	0.24	1.64	9.89	5/150 yrs Avg.	(0.32) 3.33%	9.57

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Living Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
344. R&R Casir	ng - 2 1/4"						
3.00 LF	1.95	0.26	1.22	7.33	5/150 yrs Avg.	(0.25) 3.33%	7.08
345. Seal & pair	nt casing - two coats						
3.00 LF	1.15	0.03	0.70	4.18	5/15 yrs Avg.	(1.40) 33.33%	2.78
346. Seal & pair	nt window sill						
3.00 LF	1.98	0.06	1.20	7.20	5/15 yrs Avg.	(2.40) 33.33%	4.80
347. R&R Wind	low blind - PVC - 2" - 7.1	to 14 SF					
1.00 EA	80.02	3.75	16.76	100.53	5/5 yrs Avg.	(80.41) 80.00%	20.12
	and Base trim work						
348. R&R Basel							
49.98 LF	2.31	3.89	23.88	143.22	5/150 yrs Avg.	(4.78) 3.33%	138.44
_	nt baseboard - two coats						
49.98 LF	1.14	0.46	11.50	68.94	5/15 yrs Avg.	(22.98) 33.33%	45.96
350. Clean floor	· - tile - Heavy clean						
317.69 SF	0.67	1.74	42.92	257.51			257.51
	in's and Other misc room	n items					
•	lace face & mantel						
30.00 SF	1.05	0.03	6.30	37.83			37.83
	ish wood fireplace mante						
14.00 LF	6.03	0.35	16.96	101.73	5/15 yrs Avg.	(33.92) 33.33%	67.81
Totals: Living	Room	117.21	1,241.58	7,449.32		862.45	6,586.87
Area Totals: Ma	in Level						
7.21	5.72 SF Walls	2.63	37.89 SF Ceilin	ıg	9,853.6	1 SF Walls and	Ceiling
	6.08 SF Floor	•	81.20 Total Are	~	730.91 LF Floor Pe		_
*	'6.08 Floor Area		84.81 Exterior		832.98 LF Ceil. Perimeter		
*	7.82 Exterior Wall Area		of Walls			2 Interior Wall	
Total: Main Le	vel	2,712.18	19,518.54	117,107.22		15,086.13	102,021.09

Upstairs

Upstairs

QUANTITY UNIT PRICE TAX GCO&P RCV AGE/LIFE DEPREC. ACV

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Upstairs

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
					CONDITION	DEP %	
353. Drilled bott	tom plate - 2" x 6" treate	d lumber					
3.67 LF	3.22	0.56	2.48	14.86	5/150 yrs Avg.	(0.49) 3.33%	14.37
354. R&R I-jois	t - 12" deep - 1 1/2" flan	ge			C		
334.37 LF	4.63	71.29	323.90	1,943.32	5/150 yrs Avg.	(64.78) 3.33%	1,878.54
355. R&R Sheat	thing - OSB - 5/8"						
384.00 SF	2.31	45.68	186.56	1,119.28	5/150 yrs Avg.	(37.31) 3.33%	1,081.97
356. R&R I-jois	t - 9 1/2" deep - 1 3/4" fl	ange					
14.26 LF	4.60	3.00	13.72	82.32	5/150 yrs Avg.	(2.75) 3.33%	79.57
	thing - OSB - 3/4" - tong	•					
32.00 SF	3.41	4.48	22.72	136.32	5/150 yrs Avg.	(4.55) 3.33%	131.77
	0' #2 & better Fir / Larch	• •					
2.00 EA	8.99	1.65	3.94	23.57	5/150 yrs Avg.	(0.80) 3.33%	22.77
	#2 & better Fir / Larch (•					
37.00 EA	7.19	24.34	58.06	348.43	5/150 yrs Avg.	(11.62) 3.33%	336.81
360. 2" x 4" x 18	8' #2 & better Fir / Larch	(material only)					
15.00 EA	17.75	24.36	58.14	348.75	5/150 yrs Avg.	(11.63) 3.33%	337.12
361. 2" x 4" x 16	6' #2 & better Fir / Larch	(material only)					
10.00 EA	14.27	13.06	31.16	186.92	5/150 yrs Avg.	(6.24) 3.33%	180.68
	4' #2 & better Fir / Larch	· · · · · · · · · · · · · · · · · · ·					
5.00 EA	12.66	5.79	13.82	82.91	5/150 yrs Avg.	(2.76) 3.33%	80.15
	2' #2 & better Fir / Larch	• • • • • • • • • • • • • • • • • • • •					
5.00 EA	10.83	4.95	11.84	70.94	5/150 yrs Avg.	(2.38) 3.33%	68.56
	thing - OSB - 1/2"						
438.57 SF	1.94	37.32	177.62	1,065.77	5/150 yrs Avg.	(35.52) 3.33%	1,030.25
	r to frame 2" x 4" non-be	-					
532.00 SF 366. R&R Stair	1.16 Skirt/Apron - wall side -	0.97 paint grade	123.62	741.71			741.71
27.73 LF	12.26	5.63	69.12	414.72	5/150 yrs Avg.	(13.82) 3.33%	400.90

COLLINS, GEORGE 36-15K5-35N

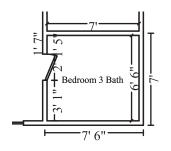
CONTINUED - Upstairs

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
367. R&R Stair	stringer - softwood						
34.69 LF	6.84	9.55	49.38	296.21	5/150 yrs Avg.	(9.89) 3.33%	286.32
368. R&R Stair	riser - up to 4'						
14.00 EA	15.09	6.56	43.56	261.38	5/50 yrs Avg.	(26.12) 10.00%	235.26
369. R&R Stair	tread - up to 4'						
12.00 EA	20.22	9.17	50.38	302.19	5/100 yrs Avg.	(15.11) 5.00%	287.08
370. 2" x 4" x 20)' #2 & better Fir / Larch	(material only)			C		
3.00 EA	19.71	5.41	12.90	77.44	5/150 yrs Avg.	(2.57) 3.33%	74.87
371. 2" x 4" x 92	2 5/8" pre-cut stud (for 8	' wall, mat only)			. 6	2,22,0	
43.00 EA	6.97	27.42	65.42	392.55	5/150 yrs Avg.	(13.08) 3.33%	379.47
372. 2" x 10" x 8	8' #2 & better Fir / Larch	(material only)					
1.00 EA	16.11	1.47	3.52	21.10	5/150 yrs Avg.	(0.71) 3.33%	20.39
373. Labor to fra	ame 2" x 4" load bearing	wall - 16" oc					
180.49 SF	1.05	0.33	37.96	227.80			227.80
Permits & Fees,	General items, and De	emo					
374. Final cleani	ing - construction - Resi	dential					
1,488.18 SF	0.19	0.00	56.56	339.31			339.31
Rough Electrica	_						
	rerage residence - copper	-					
685.68 SF	2.60	23.21	361.20	2,167.18	5/100 yrs Avg.	(108.36) 5.00%	2,058.82
Media, exercise, 376. Outlet	powder bath.						
14.00 EA	11.24	2.09	31.90	191.35	5/25 yrs Avg.	(38.27) 20.00%	153.08
377. Switch							
4.00 EA	11.63	0.74	9.44	56.70	5/25 yrs Avg.	(11.33) 20.00%	45.37
378. Smoke dete	ector						
1.00 EA	44.33	1.89	9.24	55.46	5/10 yrs Avg.	(27.74) 50.00%	27.72
HVAC							
379. R&R Ducty	work system - hot or cole	d air - 1200 to 159	9 SF home				
1.00 EA	4,211.51	149.32	872.16	5,232.99	5/30 yrs Avg.	(872.17) 16.67%	4,360.82
380. Thermostat							
1.00 EA	91.86	4.72	19.32	115.90	5/35 yrs Avg.	(16.55) 14.29%	99.35
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COLLINS, GEORGE 36-15K5-35N

CONTINUED - Upstairs

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Rough Plumbin	g						
381. R&R Wate	r heater - 50 gallon - Ele	ectric - 6 yr					
1.00 EA	832.49	44.47	175.40	1,052.36	5/6 yrs Avg.	(841.89) 80.00%	210.47
Insulation							
382. Batt insulat	tion - 10" - R30 - paper /	foil faced					
685.68 SF	1.39	63.37	203.30	1,219.77	5/150 yrs Avg.	(40.66) 3.33%	1,179.11
383. R&R Batt i	insulation - 4" - R13 - pa	per / foil faced					
1,966.17 SF	0.91	88.15	375.48	2,252.84	5/150 yrs Avg.	(75.10) 3.33%	2,177.74
Attic Area							
384. Seal floor of	or ceiling joist system (sl	nellac)					
877.18 SF	1.08	23.28	194.14	1,164.77			1,164.77
Framing				·			•
385. Seal stud w	all for odor control						
2,336.99 SF	0.69	36.35	329.78	1,978.65			1,978.65
Total: Upstairs		740.58	3,997.74	23,985.77		2,294.20	21,691.57



Bedroom 3 Bath	Height: 8
216.00 SF Walls	45.50 SF Ceiling
261.50 SF Walls & Ceiling	45.50 SF Floor
27.00 LF Ceil. Perimeter	27.00 LF Floor Perimeter

Opens into BEDROOM_3 Door 2' X 6' 8" QUANTITY **UNIT PRICE** TAXGCO&P **RCV** AGE/LIFE DEPREC. **ACV CONDITION** DEP % Ceilings 386. R&R 1/2" drywall - hung, taped, floated, ready for paint 1.97 2.12 18.36 110.12 5/150 yrs (3.68)106.44 Avg. 3.33% 387. Seal/prime then paint the ceiling (2 coats) 45.50 SF 0.74 0.67 6.88 41.22 5/15 yrs (13.74)27.48 Avg. 33.33% 388. Detach & Reset Light bar - 3 lights 1.00 EA 36.95 0.00 7.40 44.35 44.35 2/17/2021 1:10 PM Page: 39 Date:

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 3 Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
389. Clean light	t bar						
1.00 EA	13.59	0.01	2.72	16.32			16.32
390. R&R Bath	room ventilation fan w/lig	ght					
1.00 EA	185.05	12.44	39.50	236.99	5/10 yrs Avg.	(118.51) 50.00%	118.48
391. Light bulb	- Incand. standard bulb -	1000 hr - mat. onl	y				
1.00 EA	0.79	0.07	0.18	1.04	5/1 yrs Avg.	(0.83) 80.00%	0.21
392. R&R Duct	work - flexible - non-insu	lated - 3" round					
5.00 LF	5.32	0.40	5.40	32.40	5/30 yrs Avg.	(5.41) 16.67%	26.99
Walls							
393. R&R 1/2"	drywall - hung, taped, flo	ated, ready for pai	nt				
180.00 SF	1.97	8.40	72.60	435.60	5/150 yrs Avg.	(14.52) 3.33%	421.08
394. Seal/prime	then paint part of the wal	ls (2 coats)					
180.00 SF	0.74	2.64	27.16	163.00	5/15 yrs Avg.	(54.34) 33.33%	108.66
Doors and relat							
395. Clean dooi	(per side)						
2.00 EA 396. R&R Casin	5.36 ng - 2 1/4"	0.03	2.14	12.89			12.89
30.66 LF	1.95	2.64	12.48	74.91	5/150 yrs Avg.	(2.50) 3.33%	72.41
397. Seal & pai	nt door slab only (per side	e)					
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
398. Seal & pai	nt door/window trim & ja	mb - (per side)					
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
399. Clean dooi	hardware						
1.00 EA	4.96	0.02	1.00	5.98			5.98
400. Door stop	- spring stop - mounted or	n baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	dow treatments and rela						
	dow unit (per side) 10 - 20) SF					
2.00 EA 402. R&R Casin	11.13 ng - 2 1/4"	0.00	4.46	26.72			26.72
3.00 LF	1.95	0.26	1.22	7.33	5/150 yrs Avg.	(0.25) 3.33%	7.08
403. R&R Wind	dow sill				_		
3.00 LF	2.67	0.24	1.64	9.89	5/150 yrs Avg.	(0.32) 3.33%	9.57

COLLINS, GEORGE 36-15K5-35N

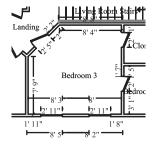
CONTINUED - Bedroom 3 Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
404. Seal & pair	nt casing - two coats						
3.00 LF	1.15	0.03	0.70	4.18	5/15 yrs	(1.40)	2.78
					Avg.	33.33%	
405. Seal & pain	nt window sill						
3.00 LF	1.98	0.06	1.20	7.20	5/15 yrs	(2.40)	4.80
					Avg.	33.33%	
406. R&R Wind	low blind - PVC - 1" - 7.1	to 14 SF					
1.00 EA	58.96	1.82	12.14	72.92	5/5 yrs	(58.33)	14.59
					Avg.	80.00%	
	and Base trim work						
407. R&R Basel	ooard - 2 1/4"						
17.00 LF	2.31	1.32	8.12	48.71	5/150 yrs	(1.63)	47.08
					Avg.	3.33%	
	nt baseboard - two coats						
17.00 LF	1.14	0.16	3.92	23.46	5/15 yrs	(7.81)	15.65
					Avg.	33.33%	
409. Clean floor	- tile						
46.50 SF	0.50	0.26	4.72	28.23			28.23
	lware/Accessories						
	ty - inside and out						
4.00 LF	9.76	0.03	7.80	46.87			46.87
	nt vanity - inside and out						
4.00 LF	29.26	1.65	23.74	142.43	5/15 yrs	(47.48)	94.95
					Avg.	33.33%	
412. Clean bath							
1.00 EA	5.27	0.01	1.06	6.34			6.34
413. Clean show							
1.00 EA	13.15	0.01	2.64	15.80			15.80
414. Detach & R	•						
4.00 LF	35.48	0.00	28.38	170.30			170.30
415. Detach & R							
1.00 EA	12.67	0.00	2.54	15.21			15.21
Plumbing and R		1 1, 1, 1	l .				
	Reset Vanity top - one sin			101 10			101.10
4.08 LF	20.67	0.00	16.86	101.19			101.19
	Reset Sink faucet - Bathro	_		100.20			100.20
1.00 EA	91.08	0.00	18.22	109.30			109.30
418. Detach & R		0.50	27.20	22421			22421
1.00 EA	186.25	0.58	37.38	224.21			224.21
419. Clean toilet							
1.00 EA	16.12	0.00	3.22	19.34			19.34
420. Clean toilet							
1.00 EA	3.49	0.00	0.70	4.19			4.19

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 3 Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
421. Clean shower	r						
1.00 EA	31.96	0.01	6.40	38.37			38.37
422. Clean sink							
1.00 EA	9.59	0.00	1.92	11.51			11.51
423. Clean sink fa	ucet						
1.00 EA	7.14	0.00	1.42	8.56			8.56
424. Clean tub / sh	hower faucet						
1.00 EA	10.39	0.00	2.08	12.47			12.47
Totals: Bedroom	3 Bath	38.17	411.54	2,468,92		378.97	2,089,95



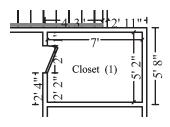
 Bedroom 3
 Height: 8'

 373.48 SF Walls
 142.03 SF Ceiling

 515.51 SF Walls & Ceiling
 142.03 SF Floor

46.69 LF Ceil. Perimeter 46.69 LF Floor Perimeter

Door2' 5" X 6' 8"Opens into LANDINGWindow2' 11" X 4' 10"Opens into ExteriorWindow2' 11" X 4' 10"Opens into ExteriorDoor2' X 6' 8"Opens into BEDROOM_3_BA



Subroom: Closet (1) Height: 8'

194.67 SF Walls
230.83 SF Walls & Ceiling
24.33 LF Ceil. Perimeter
24.33 LF Floor Perimeter

Door 2' X 6' 8" Opens into BEDROOM_3

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings 425. R&R 1/2"	drywall - hung, taped, flo	oated, ready for pair	nt				
178.20 SF	1.97	8.32	71.88	431.25	5/150 yrs Avg.	(14.38) 3.33%	416.87

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 3

ACV	DEPREC. DEP %	AGE/LIFE CONDITION	RCV	GCO&P	TAX	UNIT PRICE	QUANTITY
					oats)	then paint the ceiling (2 c	426. Seal/prime
107.59	(53.79) 33.33%	5/15 yrs Avg.	161.38	26.90	2.61	0.74	178.20 SF
						ig fan & light	427. R&R Ceilin
266.42	(88.82) 25.00%	5/20 yrs Avg.	355.24	59.20	11.67	284.37	1.00 EA
				у	000 hr - mat. on	Incand. standard bulb -	428. Light bulb -
1.04	(4.15) 80.00%	5/1 yrs Avg.	5.19	0.88	0.36	0.79	5.00 EA
		-				fixture	429. R&R Light
61.54	(20.55) 25.00%	5/20 yrs Avg.	82.09	13.68	3.02	65.39	1.00 EA
		-					Walls
				int	ed, ready for pa	lrywall - hung, taped, floa	430. R&R 1/2" d
1,329.10	(45.83) 3.33%	5/150 yrs Avg.	1,374.93	229.16	26.51	1.97	568.15 SF
					ts)	then paint the walls (2 co	431. Seal/prime
343.00	(171.49) 33.33%	5/15 yrs Avg.	514.49	85.74	8.32	0.74	568.15 SF
					per LF	lnose (rounded) corners -	432. Add for bul
66.08	(2.28) 3.33%	5/150 yrs Avg.	68.36	11.40	0.85	2.23	25.16 LF
					•,		Doors and relate
267.26	(1406)	5/100	201.22	46.00	-	or door - Colonist - pre-h	
267.26	(14.06) 5.00%	5/100 yrs Avg.	281.32	46.90	15.47	218.95	1.00 EA
						-	Door is split at to
12.89			12.89	2.14	0.03	(per side) 5.36	434. Clean door 2.00 EA
12.89			12.89	2.14	0.03		2.00 EA 435. R&R Casin
72.41	(2.50) 3.33%	5/150 yrs Avg.	74.91	12.48	2.64	1.95	30.66 LF
	2.2270	8-				t door slab only (per side	436. Seal & pain
96.51	(48.25) 33.33%	5/15 yrs Avg.	144.76	24.12	2.64	29.50	4.00 EA
		C			ıb - (per side)	t door/window trim & ja:	437. Seal & pain
78.96	(39.48) 33.33%	5/15 yrs Avg.	118.44	19.74	1.54	24.29	4.00 EA
		Č				hardware	438. Clean door
5.98			5.98	1.00	0.02	4.96	1.00 EA
						- interior	439. Door knob
36.14	(12.06) 25.00%	5/20 yrs Avg.	48.20	8.04	2.05	38.11	1.00 EA

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 3

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
440. Door stop -	- spring stop - mounted or	n baseboard					
2.00 EA	6.26	0.41	2.58	15.51	5/20 yrs Avg.	(3.87) 25.00%	11.64
	low treatments and rela						
	low unit (per side) 10 - 20						
4.00 EA 442. R&R Casir	11.13 ng - 2 1/4"	0.01	8.90	53.43			53.43
6.00 LF	1.95	0.52	2.44	14.66	5/150 yrs Avg.	(0.49) 3.33%	14.17
443. R&R Wind	low sill						
6.00 LF	2.67	0.47	3.32	19.81	5/150 yrs Avg.	(0.65) 3.33%	19.16
444. Seal & pair	nt casing - two coats						
6.00 LF	1.15	0.06	1.40	8.36	5/15 yrs Avg.	(2.78) 33.33%	5.58
445. Seal & pair	nt window sill						
6.00 LF	1.98	0.13	2.40	14.41	5/15 yrs Avg.	(4.80) 33.33%	9.61
446. R&R Wind	low blind - PVC - 1" - 7.1	l to 14 SF					
2.00 EA	58.96	3.64	24.30	145.86	5/5 yrs Avg.	(116.68) 80.00%	29.18
	and Base trim work						
447. R&R Basel	board - 2 1/4"						
71.02 LF	2.31	5.52	33.92	203.50	5/150 yrs Avg.	(6.77) 3.33%	196.73
448. Seal & pair	nt baseboard - two coats						
71.02 LF	1.14	0.65	16.34	97.95	5/15 yrs Avg.	(32.65) 33.33%	65.30
449. R&R Carpo	et pad - per specs from in	dependent pad ana	alysis				
178.20 SF	0.57 *	7.01	21.70	130.29	5/10 yrs Avg.	(65.16) 50.00%	65.13
450. Remove Ca	arpet - per specs from ind	ependent carpet ar	nalysis				
178.20 SF	0.21	0.00	7.48	44.90			44.90
451. Carpet - pe	r specs from independent	carpet analysis					
211.58 SF	2.94 *	49.17	134.26	805.48	5/10 yrs Avg.	(402.76) 50.00%	402.72
	in's and Other misc room	m items					
	ving - 12" - in place						
11.17 LF	6.96	2.95	16.14	96.84	5/150 yrs Avg.	(3.23) 3.33%	93.61
	et package - hall/linen (4						
1.00 EA	121.55	5.42	25.40	152.37	5/150 yrs Avg.	(5.10) 3.33%	147.27

COLLINS, GEORGE 36-15K5-35N

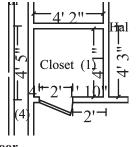
CONTINUED - Bedroom 3

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
454. Seal & pair	nt closet shelving - linen	closet					
1.00 EA	68.77	1.11	13.98	83.86	5/15 yrs	(27.95)	55.91
					Avg.	33.33%	
455. Seal & pair	nt wood shelving, 12"- 24	l" width					
11.17 LF	3.47	0.45	7.86	47.07	5/15 yrs	(15.69)	31.38
					Avg.	33.33%	
456. R&R Close	et rod						
11.17 LF	3.82	1.60	8.84	53.11	5/150 yrs	(1.75)	51.36
					Avg.	3.33%	
Totals: Bedroom	m 3	165.17	944.52	5,666.84		1,207.97	4,458.87



Bedroom 2			Height: 8
370.50	0 SF Walls	138.62	SF Ceiling
509.12	2 SF Walls & Ceiling	138.62	SF Floor
46.3	1 LF Ceil. Perimeter	46.31	LF Floor Perimeter

Door	2' X 6' 8"	Opens into HALL_BATHROO
Window	2' 11" X 4' 10"	Opens into Exterior
Window	2' 11" X 4' 10"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into LANDING



Subroom:	Closet (1)	Height: 8

132.00 SF Walls17.01 SF Ceiling149.01 SF Walls & Ceiling17.01 SF Floor16.50 LF Ceil. Perimeter16.50 LF Floor Perimeter

Door 2' X 6' 8" Opens into BEDROOM_2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings 457. R&R 1/2" o	drywall - hung, taped,	floated, ready for paint	ţ				
155.64 SF	1.97	7.26	62.78	376.65	5/150 yrs Avg.	(12.56) 3.33%	364.09

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 2

458. Seal/prime then paint the ceiling (2 coats) 155.64 SF 0.74 2.28 23.50 140.95 5/15 yrs (46.99) Avg. 33.33% 459. R&R Ceiling fan & light 1.00 EA 284.37 11.67 59.20 355.24 5/20 yrs (88.82) Avg. 25.00% 460. Light bulb - Incand. standard bulb - 1000 hr - mat. only 5.00 EA 0.79 0.36 0.88 5.19 5/1 yrs (4.15) Avg. 80.00% 461. R&R Light fixture 1.00 EA 65.39 3.02 13.68 82.09 5/20 yrs (20.55) Avg. 25.00% Walls 462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) Avg. 33.33% 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) Avg. 33.33% 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	ACV
459. R&R Ceiling fan & light 1.00 EA 284.37 11.67 59.20 355.24 5/20 yrs (88.82) 460. Light bulb - Incand. standard bulb - 1000 hr - mat. only 5.00 EA 0.79 0.36 0.88 5.19 5/1 yrs (4.15) 461. R&R Light fixture 1.00 EA 65.39 3.02 13.68 82.09 5/20 yrs (20.55) 462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 **Doors and related trim work** 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 33.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
459. R&R Ceiling fan & light 1.00 EA 284.37 11.67 59.20 355.24 5/20 yrs (88.82) 460. Light bulb - Incand. standard bulb - 1000 hr - mat. only 5.00 EA 0.79 0.36 0.88 5.19 5/1 yrs (4.15) 461. R&R Light fixture 1.00 EA 65.39 3.02 13.68 82.09 5/20 yrs (20.55) 462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 33.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	93.96
460. Light bulb - Incand. standard bulb - 1000 hr - mat. only 5.00 EA 0.79 0.36 0.88 5.19 5/1 yrs (4.15) Avg. 80.00% 461. R&R Light fixture 1.00 EA 65.39 3.02 13.68 82.09 5/20 yrs (20.55) Avg. 25.00% Walls 462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) Avg. 33.33% 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) Avg. 33.33% 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
5.00 EA 0.79 0.36 0.88 5.19 5/1 yrs (4.15) Avg. 80.00% 461. R&R Light fixture 1.00 EA 65.39 3.02 13.68 82.09 5/20 yrs (20.55) Avg. 25.00% Walls 462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) Avg. 3.33% 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) Avg. 33.33% 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	266.42
Avg. Avg. B0.00%	
1.00 EA 65.39 3.02 13.68 82.09 5/20 yrs (20.55) Walls 462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) Avg. 3.33% 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) Avg. 33.33% 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	1.04
Walls 462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
462. R&R 1/2" drywall - hung, taped, floated, ready for paint 502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) Avg. 33.33% 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	61.54
502.50 SF 1.97 23.45 202.70 1,216.08 5/150 yrs (40.54) Avg. 3.33% 463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) Avg. 33.33% 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
463. Seal/prime then paint the walls (2 coats) 502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
502.50 SF 0.74 7.36 75.86 455.07 5/15 yrs (151.68) 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	1,175.54
Avg. 33.33% 464. Add for bullnose (rounded) corners - per LF 25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
25.16 LF 2.23 0.85 11.40 68.36 Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	303.39
Doors and related trim work 465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
465. Clean door (per side) 4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	68.36
4.00 EA 5.36 0.06 4.30 25.80 466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
466. R&R Casing - 2 1/4" 62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
62.32 LF 1.95 5.36 25.38 152.26 5/150 yrs (5.07) Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	25.80
Avg. 3.33% 467. Seal & paint door slab only (per side) 4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	
4.00 EA 29.50 2.64 24.12 144.76 5/15 yrs (48.25) Avg. 33.33%	147.19
Avg. 33.33%	
	96.51
468. Seal & paint door/window trim & jamb - (per side)	
4.00 EA 24.29 1.54 19.74 118.44 5/15 yrs (39.48) Avg. 33.33%	78.96
469. Clean door hardware	
2.00 EA 4.96 0.03 1.98 11.93	11.93
470. Door stop - spring stop - mounted on baseboard	
2.00 EA 6.26 0.41 2.58 15.51 5/20 yrs (3.87) Avg. 25.00%	11.64
Windows, Window treatments and related trim work	
471. Clean window unit (per side) 10 - 20 SF	
4.00 EA 11.13 0.01 8.90 53.43	53.43
472. R&R Casing - 2 1/4"	
6.00 LF 1.95 0.52 2.44 14.66 5/150 yrs (0.49) Avg. 3.33%	14.17
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COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
473. R&R Wind	low sill						
6.00 LF	2.67	0.47	3.32	19.81	5/150 yrs Avg.	(0.65) 3.33%	19.16
474. Seal & pair	nt casing - two coats						
6.00 LF	1.15	0.06	1.40	8.36	5/15 yrs Avg.	(2.78) 33.33%	5.58
475. Seal & pair	nt window sill				_		
6.00 LF	1.98	0.13	2.40	14.41	5/15 yrs Avg.	(4.80) 33.33%	9.61
476. R&R Wind	low blind - PVC - 1" - 7.	1 to 14 SF					
2.00 EA	58.96	3.64	24.30	145.86	5/5 yrs Avg.	(116.68) 80.00%	29.18
	and Base trim work						
477. R&R Basel							
62.81 LF	2.31	4.89	30.00	179.98	5/150 yrs Avg.	(6.00) 3.33%	173.98
•	nt baseboard - two coats						
62.81 LF	1.14	0.57	14.44	86.61	5/15 yrs Avg.	(28.88) 33.33%	57.73
479. R&R Carpe	et pad - per specs from in	ndependent pad ana	alysis				
155.64 SF	0.57 *	6.12	18.96	113.80	5/10 yrs Avg.	(56.91) 50.00%	56.89
480. Remove Ca	arpet - per specs from inc	dependent carpet a	nalysis				
155.64 SF	0.21	0.00	6.54	39.22			39.22
481. Carpet - pe	r specs from independen	t carpet analysis					
186.08 SF	2.94 *	43.25	118.08	708.41	5/10 yrs Avg.	(354.21) 50.00%	354.20
	in's and Other misc roo	<u>m items</u>					
	ving - 12" - in place						
8.00 LF	6.96	2.12	11.54	69.34	5/150 yrs Avg.	(2.30) 3.33%	67.04
483. Organized	-						
2.50 SF	7.26	0.72	3.78	22.65	5/150 yrs Avg.	(0.75) 3.33%	21.90
484. Seal & pair	nt wood shelving, 12"- 24	4" width					
10.50 LF	3.47	0.42	7.36	44.22	5/15 yrs Avg.	(14.75) 33.33%	29.47
485. R&R Close	et rod						
8.00 LF	3.82	1.15	6.36	38.07	5/150 yrs Avg.	(1.28) 3.33%	36.79
Totals: Bedroom	m 2	130.36	787.92	4,727.16		1,052.44	3,674.72

COLLINS, GEORGE 36-15K5-35N

<u> </u>	Hall Bathroo	om					Height: 8'	
(1 [4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		214.67	SF Walls		41.4	9 SF Ceiling		
Hall Bathroon	in -	256.15	SF Walls & Ceili	ing	41.4	9 SF Floor		
1'4" 1'9 1'4" 1'9	17-18-17-18-18-18-18-18-18-18-18-18-18-18-18-18-		LF Ceil. Perimete				rimeter	
Door	\	2' X 6' 8	"	Оре	ens into BEDRO	OOM 2		
Door		1' 11" X	6' 8"	Ope	ens into BEDRO	OOM_1		
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV	
Ceilings 486 R&R 1/2" d	rywall - hung, taped, floated	ready for na	int					
41.49 SF	1.97	1.94	16.74	100.42	5/150 yrs Avg.	(3.35) 3.33%	97.07	
487. Seal/prime t	hen paint the ceiling (2 coats	s)						
41.49 SF	0.74	0.61	6.26	37.57	5/15 yrs Avg.	(12.51) 33.33%	25.06	
488. Detach & R	eset Light bar - 3 lights							
1.00 EA	36.95	0.00	7.40	44.35			44.35	
489. Clean light l								
1.00 EA	13.59	0.01	2.72	16.32			16.32	
	oom ventilation fan w/light							
1.00 EA	185.05	12.44	39.50	236.99	5/10 yrs Avg.	(118.51) 50.00%	118.48	
_	Incand. standard bulb - 100		=					
1.00 EA	0.79	0.07	0.18	1.04	5/1 yrs Avg.	(0.83) 80.00%	0.21	
	ork - flexible - non-insulate							
5.00 LF	5.32	0.40	5.40	32.40	5/30 yrs Avg.	(5.41) 16.67%	26.99	
Walls			:4					
	rywall - hung, taped, floated			267.05	7/1/70	(12.24)	254.01	
151.67 SF	1.97	7.08	61.18	367.05	5/150 yrs Avg.	(12.24) 3.33%	354.81	
-	hen paint part of the walls (2	· · · · · · · · · · · · · · · · · · ·						
151.67 SF	0.74	2.22	22.88	137.34	5/15 yrs Avg.	(45.77) 33.33%	91.57	
Doors and relate								
495. Clean door (0.06	4.20	25.00			25.00	
4.00 EA	5.36	0.06	4.30	25.80			25.80	
496. R&R Casing		5.27	24.00	1.40.02	5/150	(5.01)	144.01	
61.32 LF	1.95	5.27	24.98	149.82	5/150 yrs Avg.	(5.01) 3.33%	144.81	
-	door slab only (per side)	261	0.4.10	4 4 4 = 6	5/4.5	(40.05)	06.54	
4.00 EA	29.50	2.64	24.12	144.76	5/15 yrs Avg.	(48.25) 33.33%	96.51	

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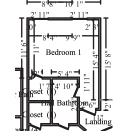
CONTINUED - Hall Bathroom

QU	JANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
498.	Seal & pair	nt door/window trim & jan	mb - (per side)					
	4.00 EA	24.29	1.54	19.74	118.44	5/15 yrs Avg.	(39.48) 33.33%	78.96
499.	Clean door	hardware						
	2.00 EA	4.96	0.03	1.98	11.93			11.93
500.	Door stop -	spring stop - mounted or	baseboard					
	2.00 EA	6.26	0.41	2.58	15.51	5/20 yrs Avg.	(3.87) 25.00%	11.64
Floo	r coverings	and Base trim work				_		
		ooard - 2 1/4"						
	14.83 LF	2.31	1.15	7.10	42.51	5/150 yrs Avg.	(1.42) 3.33%	41.09
502.	Seal & pair	nt baseboard - two coats				_		
	14.83 LF	1.14	0.14	3.40	20.45	5/15 yrs Avg.	(6.83) 33.33%	13.62
503.	Clean floor	· - tile						
	25.49 SF	0.50	0.14	2.58	15.47			15.47
Cabi	inetry/Hard	lware/Accessories						
504.	Clean vanit	ty - inside and out						
	3.00 LF	9.76	0.02	5.86	35.16			35.16
505.	Seal & pair	nt vanity - inside and out						
	3.00 LF	29.26	1.24	17.80	106.82	5/15 yrs Avg.	(35.61) 33.33%	71.21
506.	Clean bath	accessory				_		
	1.00 EA	5.27	0.01	1.06	6.34			6.34
507.	Clean show	ver curtain rod						
	1.00 EA	5.20	0.00	1.04	6.24			6.24
508.		Reset Vanity						
	3.00 LF	35.48	0.00	21.28	127.72			127.72
509.		Reset Shower curtain rod						
	1.00 EA	12.03	0.00	2.40	14.43			14.43
510.		Reset Towel bar	0.00	2	1			7
	1.00 EA	12.67	0.00	2.54	15.21			15.21
Plun		Related Fixtures	0.00	2.3	13.21			15.2
		Reset Vanity top - one sin	k - cultured marb	le				
	3.08 LF	20.67	0.00	12.74	76.40			76.40
512.		Reset Sink faucet - Bathro			, 0.10			, , , ,
	1.00 EA	91.08	0.00	18.22	109.30			109.30
513.	Detach & R		0.00	20.22	200.20			200.50
	1.00 EA	186.25	0.58	37.38	224.21			224.21
514.	Clean toilet		0.50	57.50	22 T.21			22T.21
11	1.00 EA	16.12	0.00	3.22	19.34			19.34
515	Clean toilet		0.00	3.22	17.57			17.5-
	1.00 EA	3.49	0.00	0.70	4.19			4.19
			0.00	0.70	1.17			
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COLLINS, GEORGE 36-15K5-35N

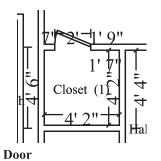
CONTINUED - Hall Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
516. Clean tub a	and surround						
1.00 EA	26.41	0.01	5.28	31.70			31.70
517. Clean sink							
1.00 EA	9.59	0.00	1.92	11.51			11.51
518. Clean sink	faucet						
1.00 EA	7.14	0.00	1.42	8.56			8.56
519. Clean tub /	shower faucet						
1.00 EA	10.39	0.00	2.08	12.47			12.47
Totals: Hall Ba	throom	38.01	387.98	2,327.77		339.09	1,988.68



Bedroom 1Height: 8'486.67 SF Walls170.08 SF Ceiling656.75 SF Walls & Ceiling170.08 SF Floor60.83 LF Ceil. Perimeter60.83 LF Floor Perimeter

Door	2' 6" X 6' 8"	Opens into LANDING
Door	1' 11" X 6' 8"	Opens into HALL_BATHROO
Window	2' 11" X 4' 10"	Opens into Exterior
Window	2' 11" X 4' 10"	Opens into Exterior



 Subroom: Closet (1)
 Height: 8'

 133.33 SF Walls
 17.36 SF Ceiling

 150.69 SF Walls & Ceiling
 17.36 SF Floor

 16.67 LF Ceil. Perimeter
 16.67 LF Floor Perimeter

2' X 6' 8" Opens into BEDROOM_1

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings 520. R&R 1/2"	drywall - hung, taped, flo	ated, ready for pai	nt				
187.44 SF	1.97	8.75	75.60	453.60	5/150 yrs Avg.	(15.11) 3.33%	438.49

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 1

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
521. Seal/prime	then paint the ceiling (2 o	coats)					
187.44 SF	0.74	2.74	28.28	169.73	5/15 yrs Avg.	(56.57) 33.33%	113.16
522. R&R Ceili	ng fan & light						
1.00 EA	284.37	11.67	59.20	355.24	5/20 yrs Avg.	(88.82) 25.00%	266.42
523. Light bulb	- Incand. standard bulb -	1000 hr - mat. on	ly				
4.00 EA	0.79	0.29	0.70	4.15	5/1 yrs Avg.	(3.32) 80.00%	0.83
524. R&R Light	t fixture - Standard grade						
1.00 EA	49.53	1.57	10.24	61.34	5/20 yrs Avg.	(15.36) 25.00%	45.98
Walls							
525. R&R 1/2"	drywall - hung, taped, floa	ated, ready for pa	int				
620.00 SF	1.97	28.93	250.06	1,500.39	5/150 yrs Avg.	(50.01) 3.33%	1,450.38
526. Seal/prime	then paint the walls (2 co	oats)					
620.00 SF	0.74	9.08	93.58	561.46	5/15 yrs Avg.	(187.16) 33.33%	374.30
527. Add for bu	llnose (rounded) corners -	- per LF					
41.16 LF	2.23	1.39	18.64	111.82			111.82
Doors and relat							
528. Clean door	(per side)						
4.00 EA	5.36	0.06	4.30	25.80			25.80
529. R&R Casir	ng - 2 1/4"						
62.32 LF	1.95	5.36	25.38	152.26	5/150 yrs Avg.	(5.07) 3.33%	147.19
530. Seal & pair	nt door slab only (per side	e)					
4.00 EA	29.50	2.64	24.12	144.76	5/15 yrs Avg.	(48.25) 33.33%	96.51
531. Seal & pair	nt door/window trim & ja	mb - (per side)					
4.00 EA	24.29	1.54	19.74	118.44	5/15 yrs Avg.	(39.48) 33.33%	78.96
532. Clean door	hardware						
2.00 EA	4.96	0.03	1.98	11.93			11.93
533. Door stop -	- spring stop - mounted or	n baseboard					
2.00 EA	6.26	0.41	2.58	15.51	5/20 yrs Avg.	(3.87) 25.00%	11.64
	low treatments and rela						
	low unit (per side) 10 - 20) SF					
4.00 EA	11.13	0.01	8.90	53.43			53.43
535. R&R Casir	ng - 2 1/4"						
6.00 LF	1.95	0.52	2.44	14.66	5/150 yrs Avg.	(0.49) 3.33%	14.17
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COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 1

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
536. R&R Wind	low sill						
6.00 LF	2.67	0.47	3.32	19.81	5/150 yrs Avg.	(0.65) 3.33%	19.16
537. Seal & pair	nt casing - two coats						
6.00 LF	1.15	0.06	1.40	8.36	5/15 yrs Avg.	(2.78) 33.33%	5.58
538. Seal & pair	nt window sill						
6.00 LF	1.98	0.13	2.40	14.41	5/15 yrs Avg.	(4.80) 33.33%	9.61
539. R&R Wind	low blind - PVC - 1" - 7.1	l to 14 SF					
2.00 EA	58.96	3.64	24.30	145.86	5/5 yrs Avg.	(116.68) 80.00%	29.18
	and Base trim work						
540. R&R Basel							
77.50 LF	2.31	6.03	37.02	222.08	5/150 yrs Avg.	(7.41) 3.33%	214.67
	nt baseboard - two coats						
77.50 LF	1.14	0.71	17.82	106.88	5/15 yrs Avg.	(35.63) 33.33%	71.25
•	et pad - per specs from in	dependent pad ana	alysis				
187.44 SF	0.57 *	7.37	22.86	137.07	5/10 yrs Avg.	(68.56) 50.00%	68.51
	arpet - per specs from ind		-				
187.44 SF	0.21	0.00	7.88	47.24	5/10 yrs Avg.	(23.62) 50.00%	23.62
	r specs from independent						
220.50 SF	2.94 *	51.25	139.92	839.44	5/10 yrs Avg.	(419.73) 50.00%	419.71
	n's and Other misc roo	m items					
	ring - 12" - in place						
8.00 LF	6.96	2.12	11.54	69.34	5/150 yrs Avg.	(2.30) 3.33%	67.04
546. Organized	-						
2.50 SF	7.26	0.72	3.78	22.65	5/150 yrs Avg.	(0.75) 3.33%	21.90
-	nt wood shelving, 12"- 24						
10.50 LF	3.47	0.42	7.36	44.22	5/15 yrs Avg.	(14.75) 33.33%	29.47
548. R&R Close	et rod						
8.00 LF	3.82	1.15	6.36	38.07	5/150 yrs Avg.	(1.28) 3.33%	36.79
	entrance cover and trim						
1.00 EA	62.31	1.65	12.80	76.76	5/150 yrs Avg.	(2.56) 3.33%	74.20

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Bedroom 1

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Totals: Bedroom	n 1	150.71	924.50	5,546.71		1,215.01	4,331.70

oom 812' 6" 1" 50 Landing	Landing	157.28 (196.72 (SF Walls SF Walls & Ceili LF Ceil. Perimet	-	39.4	5 SF Ceiling 5 SF Floor 6 LF Floor Per	Height: 8'
II Missing Wall		3' 6" X 8	•	Ope	ens into LIVINO	G ROOM	
Door		2' 5" X 6		-	ens into BEDRO		
Door		2' 6" X 6	' 8''	-	ens into BEDRO	_	
Door		2' 6" X 6	' 8''	Оре	ens into BEDRO	OOM_1	
Missing Wall		4' X 8'		Ope	ens into Exterio	r	
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceilings							
	lrywall - hung, taped, fl		nt				
39.45 SF	1.97	1.84	15.90	95.46	5/150 yrs Avg.	(3.19) 3.33%	92.27
551. Seal/prime	then paint the ceiling (2	2 coats)					
39.45 SF	0.74	0.58	5.96	35.73	5/15 yrs Avg.	(11.90) 33.33%	23.83
552. Light bulb -	- Incand. standard bulb	- 1000 hr - mat. onl	y				
2.00 EA	0.79	0.14	0.34	2.06	5/1 yrs Avg.	(1.65) 80.00%	0.41
553. R&R Light	fixture						
1.00 EA	65.39	3.02	13.68	82.09	5/20 yrs Avg.	(20.55) 25.00%	61.54
Walls							
	lrywall - hung, taped, fl		nt				
157.28 SF	1.97	7.34	63.44	380.62	5/150 yrs Avg.	(12.69) 3.33%	367.93
555. Seal/prime	then paint the walls (2 o	coats)					
157.28 SF	0.74	2.30	23.74	142.43	5/15 yrs Avg.	(47.49) 33.33%	94.94

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Landing

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
556. Add for bu	llnose (rounded) corners	- per LF					
16.00 LF	2.23	0.54	7.24	43.46	5/150 yrs Avg.	(1.45) 3.33%	42.01
Floor coverings	and Base trim work						
557. R&R Basel	ooard - 2 1/4"						
19.66 LF	2.31	1.53	9.38	56.33	5/150 yrs Avg.	(1.89) 3.33%	54.44
558. Seal & pair	nt baseboard - two coats						
19.66 LF	1.14	0.18	4.52	27.11	5/15 yrs Avg.	(9.03) 33.33%	18.08
559. R&R Carpe	et pad - per specs from in	dependent pad ana	alysis				
39.45 SF	0.57 *	1.55	4.82	28.86	5/10 yrs Avg.	(14.45) 50.00%	14.41
560. Remove Ca	arpet - per specs from ind	ependent carpet ar	nalysis				
39.45 SF	0.21	0.00	1.66	9.94			9.94
561. Carpet - pe	r specs from independent	carpet analysis					
61.83 SF	2.94 *	14.37	39.24	235.39	5/10 yrs Avg.	(117.70) 50.00%	117.69
Totals: Landing	g	33.39	189.92	1,139.48		241.99	897.49

Living Room Stairs Height: Sloped



103.43 SF Walls 160.01 SF Walls & Ceiling 15.84 LF Ceil. Perimeter

56.58 SF Ceiling80.95 SF Floor15.49 LF Floor Perimeter

Missing Wall		3' 6" X 8'		•					
Missing Wall		12' 10" 2	X 8'	Оро	ens into Exterio	or			
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV		
	ls/ceilings is included in lit fixture - wall sconce	iving room.							
1.00 EA	88.49	5.15	18.74	112.38	5/20 yrs Avg.	(28.12) 25.00%	84.26		

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Living Room Stairs

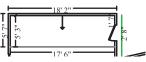
QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
563. Light bulb	- Incand. standard bulb -	1000 hr - mat. on	ly				
1.00 EA	0.79	0.07	0.18	1.04	5/1 yrs Avg.	(0.83) 80.00%	0.21
Floor coverings	and Base trim work						
564. R&R Carpe	et pad - per specs from in	dependent pad an	alysis				
80.95 SF	0.57 *	3.19	9.88	59.22	5/10 yrs Avg.	(29.64) 50.00%	29.58
565. Remove Ca	arpet - per specs from ind	lependent carpet a	nalysis				
80.95 SF	0.21	0.00	3.40	20.40			20.40
566. Carpet - pe	r specs from independent	carpet analysis					
99.50 SF	2.94 *	23.12	63.12	378.77	5/10 yrs Avg.	(189.39) 50.00%	189.38
567. Step charge	e for "waterfall" carpet in	stallation					
14.00 EA	4.71	0.58	13.30	79.82			79.82
568. Stain & fin	ish stair tread - per side -	per LF					
3.00 LF	4.80	0.19	2.92	17.51	5/15 yrs Avg.	(5.84) 33.33%	11.67
569. Paint stair s	stringer - one side						
14.00 LF	2.85	0.31	8.04	48.25	5/15 yrs Avg.	(16.08) 33.33%	32.17
570. Clean balus	strade						
18.83 LF	1.94	0.05	7.32	43.90			43.90
Includes landing							
571. Stain & fin	ish balustrade						
18.83 LF	22.68	6.36	86.70	520.12	5/15 yrs Avg.	(173.37) 33.33%	346.75
Totals: Living l	Room Stairs	39.02	213.60	1,281.41		443.27	838.14

	Media Room	Height: 8'
17' 6" 5 Media Room 5 1	67.44 SF Walls 161.24 SF Walls & Ceiling 10.47 LF Ceil. Perimeter	93.80 SF Ceiling 93.80 SF Floor 7.75 LF Floor Perimeter

Missing Wall	2' 8 5/8" X 8'	Opens into HALL_TO_MEDI
Window	2' 11" X 4' 10"	Opens into Exterior

COLLINS, GEORGE 36-15K5-35N

Subroom: Offset (1)	Height: Sloped
124 98 SF Walls	122.70 SF Ceiling



124.98 SF Walls122.70 SF Ceiling247.68 SF Walls & Ceiling91.88 SF Floor49.02 LF Ceil. Perimeter28.00 LF Floor Perimeter

Missing Wall

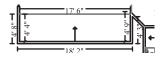
17' 6" X 3' 6"

Opens into MEDIA_ROOM

2' 8" X 6' 8"

Opens into Exterior

Subroom: Offset1 (2) Height: Sloped



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118.37 SF Walls111.62 SF Ceiling229.98 SF Walls & Ceiling75.83 SF Floor48.34 LF Ceil. Perimeter26.57 LF Floor Perimeter

Missing Wall 17' 6" X 3' 6" **Opens into MEDIA ROOM QUANTITY UNIT PRICE** TAX GCO&P **RCV** AGE/LIFE DEPREC. **ACV CONDITION** DEP % Demo 572. Demolish/remove - bedroom/room (over 200 sf) 261.51 SF 3.09 0.00 161.62 969.69 969.69 **Ceilings** 573. 1/2" drywall - hung, taped, floated, ready for paint 328.12 SF 15.31 112.66 675.93 5/150 yrs (22.54)653.39 Avg. 3.33% 574. Seal/prime then paint the ceiling (2 coats) 328.12 SF 0.74 4.80 49.52 297.13 5/15 yrs (99.04)198.09 Avg. 33.33% 575. Light fixture 2.00 EA 59.24 6.04 24.90 149.42 5/20 yrs (37.35)112.07 25.00% Avg. 576. Light bulb - LED A19 - up to 500 lm - material only 4.00 EA 7.55 2.76 6.60 39.56 5/8 yrs (24.73)14.83 62.50% Avg. 577. 1/2" drywall - hung, taped, floated, ready for paint 310.79 SF 1.67 14.50 5/150 yrs (21.34)618.88 106.70 640.22 Avg. 3.33% 578. Seal/prime then paint the walls (2 coats) 310.79 SF 0.74 46.92 187.63 4.55 281.45 5/15 yrs (93.82)Avg. 33.33% 579. Seal stud wall for odor control 124.98 SF 0.69 1.94 17.62 105.80 5/15 yrs (35.28)70.52 Avg. 33.33% Quantity calculated in sketch and Xactimate dropped this wall into this room.

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COLLINS, GEORGE 36-15K5-35N

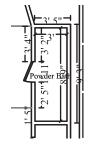
CONTINUED - Media Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Doors and relat	ed trim work						
580. Interior doc	or - Colonist - pre-hung u	ınit					
1.00 EA	205.10	15.47	44.12	264.69	5/100 yrs Avg.	(13.23) 5.00%	251.46
581. Seal & pair	nt door slab only (per side	e)					
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
582. Seal & pair	nt door/window trim & ja	ımb - (per side)					
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
583. Door knob	- interior				_		
1.00 EA	38.11	2.05	8.04	48.20	5/20 yrs Avg.	(12.06) 25.00%	36.14
-	spring stop - mounted or	n baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	low treatments and rela						
=	ow, single hung, 13-19 s						
1.00 EA	267.73	19.47	57.44	344.64	5/30 yrs Avg.	(57.44) 16.67%	287.20
	grid (double or triple gla	zed windows)					
7.00 SF	3.84	2.46	5.88	35.22	5/30 yrs Avg.	(5.87) 16.67%	29.35
587. Casing - 2	1/4"						
3.00 LF	1.57	0.26	1.00	5.97	5/150 yrs Avg.	(0.21) 3.33%	5.76
588. Window si	11						
3.00 LF	2.16	0.24	1.34	8.06	5/150 yrs Avg.	(0.27) 3.33%	7.79
589. Seal & pair	nt casing - two coats						
3.00 LF	1.15	0.03	0.70	4.18	5/15 yrs Avg.	(1.40) 33.33%	2.78
590. Seal & pair	nt window sill						
3.00 LF	1.98	0.06	1.20	7.20	5/15 yrs Avg.	(2.40) 33.33%	4.80
591. Vinyl wind	ow, picture/fixed, 3-11 s	f					
2.00 EA	170.60	22.48	72.74	436.42	5/30 yrs Avg.	(72.74) 16.67%	363.68
In attic on rear e	levation.						
	grid (double or triple gla						
11.34 SF	3.84	3.98	9.52	57.05	5/30 yrs Avg.	(9.50) 16.67%	47.55
Floor coverings	and Base trim work						

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Media Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
593. Baseboard	- 2 1/4"						
62.32 LF	2.01	4.85	26.04	156.15	5/150 yrs Avg.	(5.20) 3.33%	150.95
594. Seal & pair	nt baseboard - two coats						
62.32 LF	1.14	0.57	14.32	85.93	5/15 yrs Avg.	(28.65) 33.33%	57.28
595. Carpet pad	- per specs from indeper	ndent pad analysis					
261.51 SF	0.48 *	10.29	27.16	162.97	5/10 yrs Avg.	(81.49) 50.00%	81.48
596. Carpet - pe	er specs from independen	t carpet analysis					
288.33 SF	2.94 *	67.01	182.94	1,097.64	5/10 yrs Avg.	(548.84) 50.00%	548.80
Totals: Media	Room	201.41	1,002.22	6,012.89		1,219.22	4,793.67



Door

Powder Bath Height: 8'

188.00 SF Walls 26.25 SF Ceiling

214.25 SF Walls & Ceiling 26.25 SF Floor

23.50 LF Ceil. Perimeter 23.50 LF Floor Perimeter

Opens into OFFSET1

UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
emove - bathroom (up to	50 sf)					
10.08	0.00	52.92	317.52			317.52
ll - hung, taped, floated, 1	eady for paint					
1.67	1.23	9.00	54.07	5/150 yrs	(1.80)	52.27
				Avg.	3.33%	
then paint the ceiling (2	coats)					
0.74	0.38	3.96	23.77	5/15 yrs	(7.93)	15.84
				Avg.	33.33%	
3 lights						
62.52	2.45	13.00	77.97	5/20 yrs	(19.50)	58.47
	emove - bathroom (up to 10.08 II - hung, taped, floated, 11.67 then paint the ceiling (2 of 0.74) 3 lights	emove - bathroom (up to 50 sf) 10.08 0.00 II - hung, taped, floated, ready for paint 1.67 1.23 then paint the ceiling (2 coats) 0.74 0.38	emove - bathroom (up to 50 sf) 10.08	emove - bathroom (up to 50 sf) 10.08 0.00 52.92 317.52 II - hung, taped, floated, ready for paint 1.67 1.23 9.00 54.07 then paint the ceiling (2 coats) 0.74 0.38 3.96 23.77 3 lights	emove - bathroom (up to 50 sf) 10.08	emove - bathroom (up to 50 sf) 10.08 0.00 52.92 317.52 II - hung, taped, floated, ready for paint 1.67 1.23 9.00 54.07 5/150 yrs (1.80) Avg. 3.33% then paint the ceiling (2 coats) 0.74 0.38 3.96 23.77 5/15 yrs (7.93) Avg. 33.33% 3 lights

1' 11" X 6' 8"

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Avg.

25.00%

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Powder Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
601. Light bulb	- Incand. standard bulb -	1000 hr - mat. on	ly				
4.00 EA	0.79	0.29	0.70	4.15	5/1 yrs Avg.	(3.32) 80.00%	0.83
602. Bathroom v	ventilation fan w/light						
1.00 EA	172.05	12.44	36.90	221.39	5/10 yrs Avg.	(110.71) 50.00%	110.68
603. Ductwork -	- flexible - non-insulated	- 3" round					
5.00 LF	4.76	0.40	4.84	29.04	5/30 yrs Avg.	(4.84) 16.67%	24.20
Walls							
	ll - hung, taped, floated, 1						
188.00 SF	1.67	8.77	64.56	387.29	5/150 yrs Avg.	(12.92) 3.33%	374.37
*	then paint the walls (2 co	· ·					
188.00 SF	0.74	2.75	28.38	170.25	5/15 yrs Avg.	(56.75) 33.33%	113.50
Doors and relat		٠,					
	or - Colonist - pre-hung u		44.10	264.60	7/100	(12.22)	251.46
1.00 EA	205.10	15.47	44.12	264.69	5/100 yrs Avg.	(13.23) 5.00%	251.46
	nt door slab only (per side	·			- / -		
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
•	nt door/window trim & ja	•					
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
609. Door knob	- interior						
1.00 EA	38.11	2.05	8.04	48.20	5/20 yrs Avg.	(12.06) 25.00%	36.14
•	spring stop - mounted or	n baseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	and Base trim work						
611. Baseboard						,	
20.50 LF	2.01	1.59	8.56	51.36	5/150 yrs Avg.	(1.70) 3.33%	49.66
	nt baseboard - two coats						
20.50 LF	1.14	0.19	4.72	28.28	5/15 yrs Avg.	(9.43) 33.33%	18.85
613. Tile floor c	=						
20.25 SF	7.34	8.02	31.32	187.98	5/100 yrs Avg.	(9.39) 5.00%	178.59
Cabinetry/Hard	lware/Accessories						

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Powder Bath

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
614. Vanity							
3.00 LF	183.47	43.65	118.82	712.88	5/50 yrs Avg.	(71.28) 10.00%	641.60
615. Towel ring							
1.00 EA	26.67	1.52	5.64	33.83	5/50 yrs Avg.	(3.38) 10.00%	30.45
616. Cabinet kno	ob or pull						
3.00 EA	6.65	0.97	4.20	25.12	5/20 yrs Avg.	(6.29) 25.00%	18.83
Plumbing and R							
617. Vanity top	- one sink - cultured mar	ble					
3.08 LF	74.03	16.06	48.82	292.89	5/20 yrs Avg.	(73.21) 25.00%	219.68
618. P-trap asser	mbly - ABS (plastic)						
1.00 EA	48.00	0.63	9.72	58.35	5/25 yrs Avg.	(11.67) 20.00%	46.68
619. Sink faucet	- Bathroom						
1.00 EA	192.17	12.17	40.88	245.22	5/20 yrs Avg.	(61.30) 25.00%	183.92
620. Angle stop	valve						
3.00 EA	27.75	1.97	17.06	102.28	5/100 yrs Avg.	(5.12) 5.00%	97.16
621. Toilet - Hig	gh grade						
1.00 EA	604.15	40.84	129.00	773.99	5/150 yrs Avg.	(25.80) 3.33%	748.19
622. Toilet seat	- High grade				S		
1.00 EA	73.45	5.05	15.72	94.22	5/9 yrs Avg.	(52.36) 55.56%	41.86
Totals: Powder	Bath	181.18	724.12	4,344.11		619.81	3,724.30



Rear Stairs	Height: Sloped
66.44 SF Walls	15.38 SF Ceiling
81.82 SF Walls & Ceiling	22.07 SF Floor
10.46 LF Ceil. Perimeter	9.74 LF Floor Perimeter

3' X 8' Opens into HALL_TO_MEDI

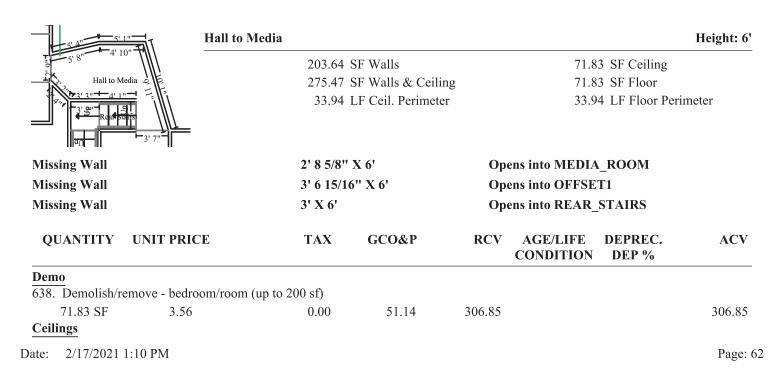
			State Faim				
COLLINS, GEORGE							36-15K5-35
<u>⊢3' 3'</u>	<u>ı — Subroon</u>	n: Stairs2 (2)				He	ight: Sloped
Ţ)ſŢ <u>o</u>		50.67	SF Walls		10.0	1 SF Ceiling	
E 25		60.68	SF Walls & Ceilir	ng		3 SF Floor	
13. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3		6.33	LF Ceil. Perimete	r	6.3.	3 LF Floor Peri	meter
Missing Wall		3' X 8'		Оре	ens into REAR_	STAIRS	
Missing Wall		3' X 8'			ens into STAIRS		
	T Subroon	a: Stairs3 (1)				He	ight: Sloped
<u>₫ñ</u>		120.99	SF Walls		28.9	4 SF Ceiling	
0	ĭ ≅		SF Walls & Ceilir	ng		8 SF Floor	
			LF Ceil. Perimete		18.0	0 LF Floor Peri	meter
⊢3' 6" → Missing Wall		3' X 8'		Оре	ens into STAIRS	82	
QUANTITY U	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Demo	nove - bedroom/room	(up to 200 sf)					
73.48 SF	3.56	0.00	52.32	313.91			313.91
Ceilings	3.30	0.00	32.32	313.71			313.71
	hung, taped, floated,	ready for paint					
54.33 SF	1.67	2.54	18.64	111.91	5/150 yrs Avg.	(3.72) 3.33%	108.19
625. Seal/prime the	en paint the ceiling (2	coats)			-		
54.33 SF	0.74	0.80	8.20	49.20	5/15 yrs Avg.	(16.41) 33.33%	32.79
626. Light fixture							
1.00 EA	59.24	3.02	12.44	74.70	5/20 yrs Avg.	(18.69) 25.00%	56.01

/3.48 SF	3.30	0.00	32.32	313.91			313.91
Ceilings							
624. 1/2" drywall -	hung, taped, floated	, ready for paint					
54.33 SF	1.67	2.54	18.64	111.91	5/150 yrs	(3.72)	108.19
					Avg.	3.33%	
625. Seal/prime the	en paint the ceiling (2	2 coats)					
54.33 SF	0.74	0.80	8.20	49.20	5/15 yrs	(16.41)	32.79
					Avg.	33.33%	
626. Light fixture							
1.00 EA	59.24	3.02	12.44	74.70	5/20 yrs	(18.69)	56.01
					Avg.	25.00%	
627. Light bulb - L	ED A19 - up to 500	lm - material only					
2.00 EA	7.55	1.38	3.30	19.78	5/8 yrs	(12.36)	7.42
					Avg.	62.50%	
Walls							
628. 1/2" drywall -	- hung, taped, floated,	, ready for paint					
238.09 SF	1.67	11.11	81.74	490.46	5/150 yrs	(16.34)	474.12
					Avg.	3.33%	
629. Seal/prime the	en paint the walls (2 o	coats)					
238.09 SF	0.74	3.49	35.94	215.62	5/15 yrs	(71.87)	143.75
					Avg.	33.33%	
Floor coverings an	nd Base trim work						
630. Baseboard - 2	2 1/4"						
6.00 LF	2.01	0.47	2.52	15.05	5/150 yrs	(0.50)	14.55
					Avg.	3.33%	
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COLLINS, GEORGE 36-15K5-35N

CONTINUED - Rear Stairs

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
631. Seal & pair	nt baseboard - two coats						
6.00 LF	1.14	0.05	1.38	8.27	5/15 yrs Avg.	(2.76) 33.33%	5.51
632. Carpet pad	- per specs from indepen	dent pad analysis					
73.48 SF	0.48 *	2.89	7.64	45.80	5/10 yrs Avg.	(22.91) 50.00%	22.89
633. Carpet - pe	r specs from independen	carpet analysis					
124.00 SF	2.94 *	28.82	78.68	472.06	5/10 yrs Avg.	(236.03) 50.00%	236.03
634. Step charge	e for "waterfall" carpet in	stallation					
14.00 EA 635. Paint stair s	4.71 stringer - one side	0.58	13.30	79.82			79.82
28.00 LF	2.85	0.61	16.08	96.49	5/15 yrs Avg.	(32.16) 33.33%	64.33
636. Handrail - 1	round / oval - softwood -	wall mounted					
11.00 LF	7.84	3.30	17.90	107.44	5/150 yrs Avg.	(3.58) 3.33%	103.86
637. Paint handi	ail - wall mounted				C		
11.00 LF	0.88	0.15	1.98	11.81	5/15 yrs Avg.	(3.94) 33.33%	7.87
Totals: Rear St	airs	59.21	352.06	2,112.32		441.27	1,671.05



COLLINS, GEORGE 36-15K5-35N

CONTINUED - Hall to Media

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
639. 1/2" drywal	l - hung, taped, floated, r	eady for paint					
71.83 SF	1.67	3.35	24.68	147.99	5/150 yrs Avg.	(4.93) 3.33%	143.06
640. Seal/prime	then paint the ceiling (2 c	coats)			C		
71.83 SF	0.74	1.05	10.86	65.06	5/15 yrs Avg.	(21.69) 33.33%	43.37
641. Light fixture	e						
1.00 EA	59.24	3.02	12.44	74.70	5/20 yrs Avg.	(18.69) 25.00%	56.01
642. Light bulb -	LED A19 - up to 500 ln	n - material only					
2.00 EA	7.55	1.38	3.30	19.78	5/8 yrs Avg.	(12.36) 62.50%	7.42
Walls							
•	1 - hung, taped, floated, r						
203.64 SF	1.67	9.50	69.92	419.50	5/150 yrs Avg.	(14.00) 3.33%	405.50
-	then paint the walls (2 co	<i>'</i>					
203.64 SF	0.74	2.98	30.74	184.41	5/15 yrs Avg.	(61.46) 33.33%	122.95
	and Base trim work						
645. Baseboard -							
33.94 LF	2.01	2.64	14.16	85.02	5/150 yrs Avg.	(2.84) 3.33%	82.18
•	t baseboard - two coats						
33.94 LF	1.14	0.31	7.80	46.80	5/15 yrs Avg.	(15.60) 33.33%	31.20
647. Carpet pad	- per specs from indepen-	dent pad analysis					
71.83 SF	0.48 *	2.83	7.46	44.77	5/10 yrs Avg.	(22.40) 50.00%	22.37
648. Carpet - per	specs from independent	carpet analysis					
96.92 SF	2.94 *	22.53	61.48	368.95	5/10 yrs Avg.	(184.48) 50.00%	184.47
Totals: Hall to I	Media	49.59	293.98	1,763.83		358.45	1,405.38

COLLINS, GEORGE 36-15K5-35N

P	Exercise	Height: 8'
W ₄	33.16 SF Walls	87.04 SF Ceiling
⊝ Exercise	120.20 SF Walls & Ceiling	87.04 SF Floor
© kercise	4.15 LF Ceil. Perimeter	4.15 LF Floor Perimeter
Window	2' X 2' 10"	Opens into Exterior
Po v der		
3 6"	Subroom: Offset (1)	Height: Sloped
3 6" Wate/HF	Subroom: Offset (1) 121.13 SF Walls	
3 6" Water High		95.65 SF Ceiling 56.93 SF Floor
3 6" Wate His	121.13 SF Walls	95.65 SF Ceiling

Opens into WATER_HEATER Door 2' 1" X 6' 8" **Opens into OFFSET1** Missing Wall 3' 6" X 3' 6" **Subroom: Water Heater (4)** 86.00 SF Walls 103.33 SF Walls & Ceiling

Height: Sloped 17.33 SF Ceiling 12.50 SF Floor 17.55 LF Ceil. Perimeter 14.33 LF Floor Perimeter

Door 2' 1" X 6' 8" **Opens into ROOM1**

Real States	Subroom: Offset1 (3)	Height: 8'
	160.79 SF Walls	56.69 SF Ceiling
	217.48 SF Walls & Ceiling	56.69 SF Floor
Powder I	22.78 LF Ceil. Perimeter	19.20 LF Floor Perimeter
Missing Wall	3' 11 3/4" X 8'	Opens into EXERCISE
Missing Wall	3' 6" X 8'	Opens into ROOM1
Door	1' 11" X 6' 8"	Opens into POWDER_BATH
Missing Wall	3' 6 15/16" X 8'	Opens into HALL_TO_MEDI

COLLINS, GEORGE 36-15K5-35N

2' 3' 2"
3' 6"
21.6" • xæ
F5' 5"F F5' 9" ■

Subroom: Offset (2) Height: Sloped

117.65 SF Walls 148.96 SF Ceiling

266.61 SF Walls & Ceiling 56.19 LF Ceil. Perimeter

113.29 SF Floor 31.88 LF Floor Perimeter

Missing Wall	20' 10" X 3' 6"	Opens into EXERCISE
wiissing wan	20 10 A 3 0	Opens into EXERCISE

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Demo							
649. Demolish/	remove - bedroom/room ((over 200 sf)					
326.45 SF	3.09	0.00	201.74	1,210.47			1,210.47
Ceilings							
650. 1/2" drywa	all - hung, taped, floated,	ready for paint					
405.66 SF	1.67	18.93	139.28	835.66	5/150 yrs Avg.	(27.85) 3.33%	807.81
651. Seal/prime	then paint the ceiling (2	coats)					
405.66 SF	0.74	5.94	61.22	367.35	5/15 yrs Avg.	(122.44) 33.33%	244.91
652. Light fixtu	re						
3.00 EA	59.24	9.06	37.36	224.14	5/20 yrs Avg.	(56.04) 25.00%	168.10
653. Light bulb	- LED A19 - up to 500 lr	n - material only					
6.00 EA	7.55	4.14	9.88	59.32	5/8 yrs Avg.	(37.08) 62.50%	22.24
Walls					_		
654. 1/2" drywa	all - hung, taped, floated,	ready for paint					
518.73 SF	1.67	24.21	178.10	1,068.59	5/150 yrs Avg.	(35.63) 3.33%	1,032.96
655. Seal/prime	then paint the walls (2 co	oats)					
518.73 SF	0.74	7.59	78.30	469.75	5/15 yrs Avg.	(156.58) 33.33%	313.17
Doors and relat	ted trim work						
656. Interior do	or - Colonist - pre-hung u	nit					
1.00 EA	205.10	15.47	44.12	264.69	5/100 yrs Avg.	(13.23) 5.00%	251.46
657. Seal & pai	nt door slab only (per side	e)					
2.00 EA	29.50	1.32	12.06	72.38	5/15 yrs Avg.	(24.13) 33.33%	48.25
658. Seal & pai	nt door/window trim & ja	mb - (per side)					
2.00 EA	24.29	0.77	9.88	59.23	5/15 yrs Avg.	(19.75) 33.33%	39.48
659. Door knob	- interior				2		
1.00 EA	38.11	2.05	8.04	48.20	5/20 yrs Avg.	(12.06) 25.00%	36.14

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Exercise

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
660. Door stop	- spring stop - mounted on ba	nseboard					
1.00 EA	6.26	0.20	1.30	7.76	5/20 yrs Avg.	(1.94) 25.00%	5.82
	dow treatments and related	trim work					
	dow, picture/fixed, 3-11 sf						
1.00 EA	170.60	11.24	36.36	218.20	5/30 yrs Avg.	(36.36) 16.67%	181.84
662. Add on for	r grid (double or triple glazed	windows)					
5.67 SF	3.84	1.99	4.76	28.52	5/30 yrs Avg.	(4.76) 16.67%	23.76
663. Casing - 2	1/4"						
2.00 LF	1.57	0.17	0.66	3.97	5/150 yrs Avg.	(0.13) 3.33%	3.84
664. Window si	ill						
2.00 LF	2.16	0.16	0.90	5.38	5/150 yrs Avg.	(0.17) 3.33%	5.21
665. Seal & pai	nt casing - two coats						
2.00 LF	1.15	0.02	0.46	2.78	5/15 yrs Avg.	(0.94) 33.33%	1.84
666. Seal & pai	nt window sill						
2.00 LF	1.98	0.04	0.80	4.80	5/15 yrs Avg.	(1.59) 33.33%	3.21
Floor coverings	and Base trim work						
667. Baseboard	- 2 1/4"						
94.06 LF	2.01	7.32	39.28	235.66	5/150 yrs Avg.	(7.84) 3.33%	227.82
668. Seal & pai	nt baseboard - two coats						
94.06 LF	1.14	0.86	21.62	129.71	5/15 yrs Avg.	(43.23) 33.33%	86.48
669. Carpet pad	l - per specs from independen	ıt pad analysis					
326.45 SF	0.48 *	12.84	33.90	203.44	5/10 yrs Avg.	(101.73) 50.00%	101.71
670. Carpet - pe	er specs from independent car	rpet analysis					
365.67 SF	2.94 *	84.99	232.02	1,392.08	5/10 yrs Avg.	(696.06) 50.00%	696.02
Totals: Exercis	se	209.31	1,152.04	6,912.08		1,399.54	5,512.54
Area Totals: Up	ostairs						
· ·	41.28 SF Walls		90.48 SF Ceiling	_	*	SF Walls and	_
*	88.18 SF Floor		52.86 Total Are) LF Floor Peri	
*	88.18 Floor Area 66.17 Exterior Wall Area	27.	75.37 Exterior P of Walls	rerimeter		LF Ceil. Perir Interior Wall	
Total: Upstairs	S	2,036.11	11,382.14	68,289.29		11,211.23	57,078.06

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COLLINS, GEORGE 36-15K5-35N
Roof

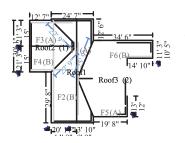
Roof

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
671. 2" x 6" x 20)' #2 & better Fir / Larch	(material only)					
20.00 EA	29.47	53.93	128.66	771.99	5/150 yrs Avg.	(25.73) 3.33%	746.26
Half of roof 1.							
	#2 & better Fir / Larch	• • • • • • • • • • • • • • • • • • • •					
2.00 EA	11.22	2.05	4.90	29.39	5/150 yrs Avg.	(0.98) 3.33%	28.41
	4' #2 & better Fir / Larch	•					
15.00 EA	19.76	27.12	64.70	388.22	5/150 yrs Avg.	(12.94) 3.33%	375.28
674. R&R Rafte	rs - $2x6$ - Labor only - (1	using rafter length)					
629.38 LF	2.17	1.73	273.48	1,640.96	5/150 yrs Avg.	(54.68) 3.33%	1,586.28
675. R&R Addit	ional labor - 2x4-2x6 - 9	9/12 to 12/12 slope					
599.13 LF	1.08	0.00	129.42	776.48	5/150 yrs Avg.	(25.89) 3.33%	750.59
	#2 & better Fir / Larch	• •					
12.00 EA	7.19	7.89	18.84	113.01	5/150 yrs Avg.	(3.76) 3.33%	109.25
	l' #2 & better Fir / Larch	• • • • • • • • • • • • • • • • • • • •					
1.50 EA	12.66	1.74	4.14	24.87	5/150 yrs Avg.	(0.83) 3.33%	24.04
	2' #2 & better Fir / Larch	,					
3.50 EA	10.83	3.47	8.28	49.66	5/150 yrs Avg.	(1.66) 3.33%	48.00
	16 5/8" pre-cut stud (for	•					
2.00 EA	8.73	1.60	3.82	22.88	5/150 yrs Avg.	(0.75) 3.33%	22.13
	04 5/8" pre-cut stud (for	•					
0.50 EA	7.82	0.36	0.86	5.13	5/150 yrs Avg.	(0.16) 3.33%	4.97
	2 5/8" pre-cut stud (for 8	•					
11.00 EA	6.97	7.02	16.74	100.43	5/150 yrs Avg.	(3.35) 3.33%	97.08
	hing - OSB - 1/2"						
253.90 SF	1.94	21.61	102.82	617.00	5/150 yrs Avg.	(20.55) 3.33%	596.45
	to frame 2" x 4" non-bo	-					
211.22 SF	1.16	0.39	49.08	294.49	5/150 yrs Avg.	(9.82) 3.33%	284.67
)' #2 & better Fir / Larch	• • • • • • • • • • • • • • • • • • • •					
17.00 EA	29.47	45.84	109.36	656.19	5/150 yrs Avg.	(21.87) 3.33%	634.32
Roof 2							

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Roof

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
685. 2" x 6" x 8'	#2 & better Fir / Larch	(material only)					
7.00 EA	11.22	7.19	17.14	102.87	5/150 yrs Avg.	(3.44) 3.33%	99.43
686. 2" x 6" x 18	8' #2 & better Fir / Larc	n (material only)					
2.00 EA	25.96	4.75	11.34	68.01	5/150 yrs Avg.	(2.27) 3.33%	65.74
687. 2" x 6" x 14	4' #2 & better Fir / Larc	n (material only)					
4.00 EA	19.76	7.23	17.24	103.51	5/150 yrs Avg.	(3.45) 3.33%	100.06
688. 2" x 6" x 12	2' #2 & better Fir / Larc	n (material only)					
2.00 EA	16.90	3.09	7.38	44.27	5/150 yrs Avg.	(1.47) 3.33%	42.80
689. R&R Rafte	rs - 2x6 - Labor only - (using rafter length))				
499.87 LF	2.17	1.37	217.22	1,303.31	5/150 yrs Avg.	(43.45) 3.33%	1,259.86
690. R&R Addit	tional labor - 2x4-2x6 -	9/12 to 12/12 slope	2				
474.17 LF	1.08	0.00	102.42	614.53	5/150 yrs Avg.	(20.49) 3.33%	594.04
691. R&R Sheat	thing - radiant barrier - £	5/8" - OSB					
5,306.00 SF	2.46	703.97	2,751.34	16,508.07	5/150 yrs Avg.	(550.28) 3.33%	15,957.79
692. R&R Sidin	g - hardboard - lap patte	ern - 8"					
312.98 SF	4.00	45.82	259.54	1,557.28	5/100 yrs Avg.	(77.86) 5.00%	1,479.42
693. R&R Stone	e veneer - natural stone						
83.00 SF	29.89	71.08	510.38	3,062.33	5/150 yrs Avg.	(102.09) 3.33%	2,960.24
694. Seal & pair	nt wood siding						
312.98 SF	1.43	11.45	91.82	550.83	5/15 yrs Avg.	(183.61) 33.33%	367.22
Total: Roof		1,030.70	4,900.92	29,405.71		1,171.38	28,234.33



Roof1

3,239.40 Surface Area278.17 Total Perimeter Length

32.39 Number of Squares94.81 Total Ridge Length

OLLINS, GEORG QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	36-15K5-35 ACV
Roofing							
695. Remove Lar	ninated - comp. shingle rf	g w/ felt					
53.33 SQ	41.69	0.00	444.66	2,667.99	5/30 yrs Avg.	(444.68) 16.67%	2,223.31
696. Remove Ad	ditional charge for steep re	oof - 10/12 - 12/	12 slope		C		
53.33 SQ	16.23	0.00	173.12	1,038.67			1,038.67
697. Laminated -	comp. shingle rfg w/ fe	lt					
58.33 SQ	217.29	548.02	2,644.50	15,867.05	5/30 yrs Avg.	(2,644.50) 16.67%	13,222.55
Waste factor for the Includes upper roo 698. Additional c	is not available. The calculated using for the standard of the calculated using the calculate	ing the suggested lecking (unable 12 - 12/12 slope	d roof waste factor seal reflective	etor in the Eag e decking for	le View Claims I		
58.66 SQ	51.32	0.00	602.08	3,612.51			3,612.51
-	ter - universal starter cour		06.00	501.05	5/20	(1.45.47)	40 6 40
257.00 LF	1.83	14.58	96.98	581.87	5/20 yrs Avg.	(145.47) 25.00%	436.40
	composition shingles						
150.00 LF	3.39	13.59	104.42	626.51	5/25 yrs Avg.	(125.30) 20.00%	501.21
701. Continuous	ridge vent - shingle-over s	style					
150.00 LF	7.39 *	48.04	231.30	1,387.84	5/35 yrs Avg.	(198.26) 14.29%	1,189.58
702. Drip edge							
520.00 LF	1.99	35.21	214.00	1,284.01	5/35 yrs Avg.	(183.44) 14.29%	1,100.57
703. Flashing - pi	ipe jack						
3.00 EA	35.96	3.03	22.18	133.09	5/35 yrs Avg.	(19.00) 14.29%	114.09
704. Chimney fla	shing - average (32" x 36'	')					
1.00 EA	324.03	7.29	66.26	397.58	5/35 yrs Avg.	(56.79) 14.29%	340.79
Soffit, Fascia , G	uttering and Trim				S	- 11_5 / 0	
705. R&R Soffit	- box framing - 1' overhan	ıg					
170.08 LF	5.59	16.03	193.36	1,160.14	5/150 yrs Avg.	(38.68) 3.33%	1,121.46
706. R&R Soffit	- fiber cement panel						
170.08 SF	4.97	25.06	174.08	1,044.44	5/50 yrs Avg.	(104.44) 10.00%	940.00
707. Prime & pai	nt exterior soffit - wood						
170.08 SF	1.69	5.60	58.60	351.64	5/15 yrs Avg.	(117.22) 33.33%	234.42
708. R&R Fascia	- fiber cement - 6"						
170.08 LF	6.25	32.21	219.04	1,314.25	5/150 yrs Avg.	(43.81) 3.33%	1,270.44
709. Prime & pai	nt exterior fascia - wood,	6"- 8" wide			<i>5</i> .		
170.08 LF	1.59	2.80	54.64	327.87	5/15 yrs Avg.	(109.29) 33.33%	218.58

COLLINS, GEORGE 36-15K5-35N

CONTINUED - Roof1

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
710. R&R Gutte	er / downspout - aluminum	- up to 5"					
117.50 LF	6.10	27.52	148.86	893.14	5/25 yrs Avg.	(178.64) 20.00%	714.50
Totals: Roof1		778.98	5,448.08	32,688.60		4,409.52	28,279.08
Area Totals: Ro	of						
82	21.96 Exterior Wall Area						
3,23	39.40 Surface Area		32.39 Number o	of Squares	278.17	7 Total Perimet	ter Length
	94.81 Total Ridge Length						
Total: Roof		1,809.68	10,349.00	62,094.31		5,580.90	56,513.41

UpperRoof

UpperRoof

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
711. R&R Sidin	g - hardboard - lap pattern - 8	11					
264.11 SF	4.00	38.67	219.04	1,314.15	5/100 yrs Avg.	(65.71) 5.00%	1,248.44
712. Seal & pair	nt wood siding						
264.11 SF	1.43	9.67	77.48	464.83	5/15 yrs Avg.	(154.93) 33.33%	309.90
Total: UpperRo	oof	48.34	296.52	1,778.98		220.64	1,558.34
Area Totals: Up	perRoof						
67	3.66 Exterior Wall Area						
	14.81 Surface Area 15.26 Total Ridge Length	1	7.45 Number o	f Squares	198.1	1 Total Perimet	ter Length
Total: UpperRo	oof	48.34	296.52	1,778.98		220.64	1,558.34
Area Totals: SK	ETCH1						
11,05	57.00 SF Walls	4,22	8.37 SF Ceiling	g	15,285.3	7 SF Walls and	Ceiling
4,06	54.26 SF Floor	4,34	4.06 Total Are	a	1,279.1	1 LF Floor Peri	meter
4,06	54.26 Floor Area	56	0.18 Exterior P	erimeter	1,488.8	1 LF Ceil. Peri	meter
6,15	59.60 Exterior Wall Area		of Walls		10,494.3	8 Interior Wall	Area
*	34.20 Surface Area 40.06 Total Ridge Length	4	9.84 Number o	f Squares	476.2	7 Total Perimet	ter Length

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State Farm

COLLINS, GEORGE Total: SKETCH1		6,606.31	41,546.20	249,269.80		32,098.90	36-15K5-35N 217,170.90
Line Item Totals: 30	6-15K5-35N	6,606.31	41,546.20	249,269.80		32,098.90	217,170.90
Grand Total Are	eas:						
11,057.00	SF Walls	4,228.3	37 SF Ceilin	g	15,285.37 SF Walls and Ceiling		
4,064.26	SF Floor	ŕ			1,279.11	LF Floor Per	imeter
					1,488.81	LF Ceil. Peri	meter
4,064.26	Floor Area	4,344.0	06 Total Are	ea	10,494.38	Interior Wall	Area
9,160.72	Exterior Wall Area	560.1	8 Exterior l Walls	Perimeter of			
· · · · · · · · · · · · · · · · · · ·	Surface Area Total Ridge Length	101.5	Number o	of Squares	1,096.97	Total Perime	ter Length

Trade Summary

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
APP APPLIANCES						
Detach & Reset Cooktop - electric	1.00 EA	\$130.68	\$21.78	\$130.68	\$0.00	\$0.00
Detach & Reset Dishwasher	1.00 EA	\$213.01	\$35.50	\$213.01	\$0.00	\$0.00
Detach & Reset Garbage disposer	1.00 EA	\$146.03	\$24.34	\$146.03	\$0.00	\$0.00
Remove Range hood - stainless steel	1.00 EA	\$22.17	\$3.70	\$14.25	\$0.00	\$7.92
Install Range hood - stainless steel	1.00 EA	\$92.20	\$15.36	\$59.28	\$0.00	\$32.92
Detach & Reset Built-in oven TOTAL APPLIANCES	1.00 EA	\$177.61 \$781.70	\$29.60 \$130.28	\$177.61 \$740.86	\$0.00 \$0.00	\$0.00 \$40.84
CAB CABINETRY						
Add for prefinished crown molding per LF	11.00 LF	\$116.93	\$19.48	\$113.01	\$0.00	\$3.92
Detach & Reset Countertop - Granite or Marble	68.03 SF	\$1,684.96	\$280.82	\$1,684.96	\$0.00	\$0.00
Detach & Reset Cabinetry - full height unit - High grade	2.67 LF	\$132.38	\$22.06	\$132.38	\$0.00	\$0.00
Cabinet knob or pull	7.00 EA	\$58.60	\$9.78	\$43.93	\$0.00	\$14.67
Detach & Reset Cabinet knob or pull	2.00 EA	\$3.72	\$0.62	\$3.72	\$0.00	\$0.00
Carpenter - Finish, Trim / Cabinet - per hour	1.00 HR	\$60.74	\$10.12	\$60.74	\$0.00	\$0.00
Detach & Reset Cabinetry - lower (base) units - High grade	21.75 LF	\$1,082.89	\$180.48	\$1,082.89	\$0.00	\$0.00
R&R Custom cabinet panels - side, end, or back	14.00 SF	\$357.69	\$59.62	\$321.92	\$0.00	\$35.77
Cabinetry - upper (wall) units	5.08 LF	\$808.64	\$134.78	\$727.77	\$0.00	\$80.87
R&R Cabinetry - upper (wall) units - High grade	2.92 LF	\$673.02	\$112.18	\$605.71	\$0.00	\$67.31
Detach & Reset Cabinetry - upper (wall) units - High grade	8.00 LF	\$340.60	\$56.76	\$340.60	\$0.00	\$0.00
Vanity	3.00 LF	\$712.88	\$118.82	\$641.60	\$0.00	\$71.28
Detach & Reset Vanity TOTAL CABINETRY	14.00 LF	\$596.06 \$6,629.11	\$99.34 \$1,104.86	\$596.06 \$6,355.29	\$0.00 \$0.00	\$0.00 \$273.82
CLN CLEANING						
Clean bath accessory	3.00 EA	\$19.02	\$3.18	\$19.02	\$0.00	\$0.00
Clean balustrade	18.83 LF	\$43.90	\$7.32	\$43.90	\$0.00	\$0.00
Clean light bar	6.00 EA	\$97.91	\$16.32	\$97.91	\$0.00	\$0.00
Clean chandelier	2.00 EA	\$76.74	\$12.80	\$76.74	\$0.00	\$0.00
Clean cooktop	1.00 EA	\$21.53	\$3.58	\$21.53	\$0.00	\$0.00
Clean countertop	68.03 SF	\$44.98	\$7.50	\$44.98	\$0.00	\$0.00
Clean door (per side)	52.00 EA	\$335.37	\$55.86	\$335.37	\$0.00	\$0.00

Note: Slight variances may be found within report sections due to rounding

Trade Summary

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
CLN CLEANING						
Clean door hardware	26.00 EA	\$155.30	\$25.90	\$155.30	\$0.00	\$0.00
Clean dishwasher - interior and exterior	1.00 EA	\$24.25	\$4.04	\$24.25	\$0.00	\$0.00
Clean sink faucet	5.00 EA	\$42.82	\$7.12	\$42.82	\$0.00	\$0.00
Clean floor - tile	576.19 SF	\$349.58	\$58.30	\$349.58	\$0.00	\$0.00
Clean floor - tile - Heavy clean	703.04 SF	\$569.87	\$94.98	\$569.87	\$0.00	\$0.00
Clean cabinetry - full height - inside and out	2.67 LF	\$60.97	\$10.16	\$60.97	\$0.00	\$0.00
Final cleaning - construction - Residential	3,173.59 SF	\$723.58	\$120.60	\$723.58	\$0.00	\$0.00
Clean ceiling fan and light	2.00 EA	\$46.10	\$7.68	\$46.10	\$0.00	\$0.00
Clean fireplace face & mantel	30.00 SF	\$37.83	\$6.30	\$37.83	\$0.00	\$0.00
Clean garbage disposer	1.00 EA	\$11.51	\$1.92	\$11.51	\$0.00	\$0.00
Clean range hood	1.00 EA	\$15.02	\$2.50	\$15.02	\$0.00	\$0.00
Clean cabinetry - lower - inside and out	21.75 LF	\$284.16	\$47.36	\$284.16	\$0.00	\$0.00
Clean medicine cabinet	1.00 EA	\$12.47	\$2.08	\$12.47	\$0.00	\$0.00
Clean oven - interior and exterior	1.00 EA	\$24.11	\$4.02	\$24.11	\$0.00	\$0.00
Clean patio door (sliding glass) (per side)	2.00 EA	\$70.53	\$11.76	\$70.53	\$0.00	\$0.00
Clean with pressure/chemical spray	890.67 SF	\$289.56	\$48.26	\$289.56	\$0.00	\$0.00
Clean shower door	2.00 EA	\$31.60	\$5.28	\$31.60	\$0.00	\$0.00
Clean sink	4.00 EA	\$46.05	\$7.68	\$46.05	\$0.00	\$0.00
Clean sink - double	1.00 EA	\$15.35	\$2.56	\$15.35	\$0.00	\$0.00
Clean sink and faucet - pedestal	1.00 EA	\$27.37	\$4.56	\$27.37	\$0.00	\$0.00
Clean shower curtain rod	1.00 EA	\$6.24	\$1.04	\$6.24	\$0.00	\$0.00
Clean storm door (per side)	2.00 EA	\$37.73	\$6.28	\$37.73	\$0.00	\$0.00
Clean shower	2.00 EA	\$76.74	\$12.80	\$76.74	\$0.00	\$0.00
Clean toilet	4.00 EA	\$77.36	\$12.88	\$77.36	\$0.00	\$0.00
Clean toilet seat	4.00 EA	\$16.76	\$2.80	\$16.76	\$0.00	\$0.00
Clean tub / shower faucet	2.00 EA	\$24.94	\$4.16	\$24.94	\$0.00	\$0.00
Clean tub	1.00 EA	\$18.73	\$3.12	\$18.73	\$0.00	\$0.00
Clean tub and surround	1.00 EA	\$31.70	\$5.28	\$31.70	\$0.00	\$0.00
Clean cabinetry - upper - inside and out	8.00 LF	\$104.52	\$17.42	\$104.52	\$0.00	\$0.00
Clean vanity - inside and out	14.00 LF	\$164.08	\$27.34	\$164.08	\$0.00	\$0.00
Clean window unit (per side) 10 - 20 SF	46.00 EA	\$614.43 \$4,650.71	\$102.36 \$775.10	\$614.43 \$4,650.71	\$0.00 \$0.00	

Note: Slight variances may be found within report sections due to rounding

Trade Summary

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
DMO GENERAL DEMOLITION						
Dumpster load - Approx. 40 yards, 7-8 tons of debris	4.00 EA	\$2,756.84	\$459.48	\$2,756.84	\$0.00	\$0.00
Demolish/remove - bedroom/room (up to 200 sf)	197.39 SF	\$843.26	\$140.56	\$843.26	\$0.00	\$0.00
Demolish/remove - bedroom/room (over 200 sf)	1,478.63 SF	\$5,482.77	\$913.80	\$5,482.77	\$0.00	\$0.00
Demolish/remove - bathroom (up to 50 sf)	26.25 SF	\$317.52	\$52.92	\$317.52	\$0.00	\$0.00
Demolish/remove - kitchen/laundry TOTAL GENERAL DEMOLITION	37.28 SF	\$332.84 \$9,733.23	\$55.48 \$1,622.24	\$332.84 \$9,733.23	\$0.00 \$0.00	\$0.00 \$0.0 0
DOR DOORS						
R&R Interior door - Colonist - pre-hung unit	1.00 EA	\$281.32	\$46.90	\$267.26	\$0.00	\$14.06
Interior door - Colonist - pre-hung unit	6.00 EA	\$1,588.14	\$264.72	\$1,508.76	\$0.00	\$79.38
R&R Overhead door & hardware - 9' x 7' - High grade	3.00 EA	\$3,644.73	\$607.46	\$3,124.06	\$0.00	\$520.67
Overhead door weather stop	69.00 LF	\$220.10	\$36.70	\$188.66	\$0.00	\$31.44
Overhead (garage) door opener	3.00 EA	\$1,351.83	\$225.32	\$675.91	\$0.00	\$675.92
R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	\$391.11	\$65.18	\$371.56	\$0.00	\$19.55
TOTAL DOORS		\$7,477.23	\$1,246.28	\$6,136.21	\$0.00	\$1,341.02
DRY DRYWALL						
R&R 1/2" drywall - hung, taped, floated, ready for paint	9,827.38 SF	\$23,782.31	\$3,963.78	\$22,989.54	\$0.00	\$792.77
1/2" drywall - hung, taped, floated, ready for paint	5,199.01 SF	\$10,709.99	\$1,785.02	\$10,352.98	\$0.00	\$357.01
R&R Additional cost for high wall or ceiling - 11' to 14' high	257.20 SF	\$141.99	\$23.68	\$137.26	\$0.00	\$4.73
R&R Additional cost for high wall or ceiling - over 14' to 20'	342.93 SF	\$242.79	\$40.46	\$234.71	\$0.00	\$8.08
Add for bullnose (rounded) corners - per LF TOTAL DRYWALL	537.61 LF	\$1,460.58 \$36,337.66	\$243.50 \$6,056.44	\$1,456.85 \$35,171.34	\$0.00 \$0.00	\$3.73 \$1,166.32
ELE ELECTRICAL						
Door bell/chime	1.00 EA	\$138.19	\$23.04	\$69.09	\$0.00	\$69.10
Outlet	24.00 EA	\$328.02	\$54.68	\$262.41	\$0.00	\$65.61
Switch	8.00 EA	\$113.40	\$18.88	\$90.74	\$0.00	\$22.66
Rewire - average residence - copper wiring	1,576.35 SF	\$4,982.25	\$830.38	\$4,733.13	\$0.00	\$249.12
Smoke detector	3.00 EA	\$166.40	\$27.74	\$83.18	\$0.00	\$83.22

Note: Slight variances may be found within report sections due to rounding

Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
FCC FLOOR COVERING - CARPET						
Carpet - per specs from independent carpet analysis	2,172.08 SF	\$8,268.94	\$1,378.20	\$4,134.36	\$0.00	\$4,134.58
Remove Carpet - per specs from independent carpet analysis	1,085.85 SF	\$273.62	\$45.60	\$250.00	\$0.00	\$23.62
R&R Carpet pad - per specs from independent pad analysis	1,085.85 SF	\$794.01	\$132.34	\$396.87	\$0.00	\$397.14
Carpet pad - per specs from independent pad analysis	733.27 SF	\$456.98	\$76.16	\$228.45	\$0.00	\$228.53
Step charge for "waterfall" carpet installation TOTAL FLOOR COVERING - CARPET	28.00 EA	\$159.64 \$9,953.19	\$26.60 \$1,658.90	\$159.64 \$5,169.32	\$0.00 \$0.00	
FCT FLOOR COVERING - CERAMIC TO	LE					
Tile floor covering TOTAL FLOOR COVERING - CERAMIC	20.25 SF C TILE	\$187.98 \$187.98	\$31.32 \$31.32	\$178.59 \$178.59	\$0.00 \$0.00	
FEE PERMITS AND FEES						
Taxes, insurance, permits & fees (Bid Item) TOTAL PERMITS AND FEES	1.00 EA	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
FNC FINISH CARPENTRY / TRIMWORK	K					
R&R Trim board - 1" x 4" - installed (pine)	25.50 LF	\$89.70	\$14.96	\$86.71	\$0.00	\$2.99
R&R Attic entrance cover and trim	1.00 EA	\$76.76	\$12.80	\$74.20	\$0.00	\$2.56
R&R Baseboard - 2 1/4"	738.48 LF	\$2,116.11	\$352.76	\$2,045.52	\$0.00	\$70.59
Baseboard - 2 1/4"	427.49 LF	\$1,071.06	\$178.54	\$1,035.40	\$0.00	\$35.66
R&R Casing - 2 1/4"	700.13 LF	\$1,710.58	\$285.08	\$1,653.53	\$0.00	\$57.05
Casing - 2 1/4"	27.25 LF	\$54.15	\$9.02	\$52.34	\$0.00	\$1.81
Detach & Reset Corbel - wood - 2" to 4" wide	6.00 EA	\$243.24	\$40.54	\$243.24	\$0.00	\$0.00
Organized closet shelving	52.92 SF	\$479.24	\$79.88	\$463.26	\$0.00	\$15.98
R&R Closet package - hall/linen (4 shelves 3' wide)	6.00 EA	\$914.20	\$152.38	\$883.64	\$0.00	\$30.56
R&R Closet rod	30.84 LF	\$146.72	\$24.48	\$141.82	\$0.00	\$4.90
R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	\$154.87	\$25.82	\$149.68	\$0.00	\$5.19
Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	\$149.28	\$24.88	\$144.29	\$0.00	\$4.99
Handrail - round / oval - softwood - wall mounted	11.00 LF	\$107.44	\$17.90	\$103.86	\$0.00	\$3.58
R&R Shelving - 12" - in place	30.84 LF	\$267.34	\$44.52	\$258.45	\$0.00	\$8.89
R&R Window sill	52.00 LF	\$171.63	\$28.70	\$165.99	\$0.00	\$5.64
Window sill	11.00 LF	\$29.57	\$4.94	\$28.60	\$0.00	\$0.97

Note: Slight variances may be found within report sections due to rounding

Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
FNC FINISH CARPENTRY / TRIMWO	ORK					
R&R Stair Skirt/Apron - wall side - paint grade TOTAL FINISH CARPENTRY / TRIMWO	27.73 LF DRK	\$414.72 \$8,196.61	\$69.12 \$1,366.32	\$400.90 \$7,931.43	\$0.00 \$0.00	\$13.82 \$265.18
FNH FINISH HARDWARE						
Door lockset & deadbolt - exterior - Standard grade	1.00 EA	\$67.24	\$11.22	\$50.44	\$0.00	\$16.80
Door knob - interior	7.00 EA	\$337.40	\$56.28	\$252.98	\$0.00	\$84.42
Door stop - spring stop - mounted on baseboard	28.00 EA	\$217.21	\$36.26	\$162.90	\$0.00	\$54.31
Detach & Reset Shower curtain rod	1.00 EA	\$14.43	\$2.40	\$14.43	\$0.00	\$0.00
Detach & Reset Towel bar	3.00 EA	\$45.63	\$7.62	\$45.63	\$0.00	\$0.00
Towel ring TOTAL FINISH HARDWARE	1.00 EA	\$33.83 \$715.74	\$5.64 \$119.42	\$30.45 \$556.83	\$0.00 \$0.00	\$3.38 \$158.91
FRM FRAMING & ROUGH CARPENTRY	r					
2" x 10" x 8' #2 & better Fir / Larch (material only)	1.00 EA	\$21.10	\$3.52	\$20.39	\$0.00	\$0.71
2" x 4" x 10' #2 & better Fir / Larch (material only)	2.00 EA	\$23.57	\$3.94	\$22.77	\$0.00	\$0.80
2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)	2.00 EA	\$22.88	\$3.82	\$22.13	\$0.00	\$0.75
2" x 4" x 12' #2 & better Fir / Larch (material only)	3.50 EA	\$49.66	\$8.28	\$48.00	\$0.00	\$1.66
2" x 4" x 12' #2 & better Fir / Larch (material only)	5.00 EA	\$70.94	\$11.84	\$68.56	\$0.00	\$2.38
2" x 4" x 14' #2 & better Fir / Larch (material only)	1.50 EA	\$24.87	\$4.14	\$24.04	\$0.00	\$0.83
2" x 4" x 14' #2 & better Fir / Larch (material only)	5.00 EA	\$82.91	\$13.82	\$80.15	\$0.00	\$2.76
2" x 4" x 16' #2 & better Fir / Larch (material only)	10.00 EA	\$186.92	\$31.16	\$180.68	\$0.00	\$6.24
2" x 4" x 18' #2 & better Fir / Larch (material only)	15.00 EA	\$348.75	\$58.14	\$337.12	\$0.00	\$11.63
2" x 4" x 20' #2 & better Fir / Larch (material only)	3.00 EA	\$77.44	\$12.90	\$74.87	\$0.00	\$2.57
2" x 4" x 8' #2 & better Fir / Larch (material only)	12.00 EA	\$113.01	\$18.84	\$109.25	\$0.00	\$3.76
2" x 4" x 8' #2 & better Fir / Larch (material only)	37.00 EA	\$348.43	\$58.06	\$336.81	\$0.00	\$11.62
2" x 4 " x $92 5/8$ " pre-cut stud (for 8 ' wall, mat only)	11.00 EA	\$100.43	\$16.74	\$97.08	\$0.00	\$3.35
2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	43.00 EA	\$392.55	\$65.42	\$379.47	\$0.00	\$13.08
2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)	0.50 EA	\$5.13	\$0.86	\$4.97	\$0.00	\$0.16

Note: Slight variances may be found within report sections due to rounding

Trade Summary

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
FRM FRAMING & ROUGH CARPEN	TRY					
2" x 6" x 12' #2 & better Fir / Larch (material only)	2.00 EA	\$44.27	\$7.38	\$42.80	\$0.00	\$1.47
2" x 6" x 14' #2 & better Fir / Larch (material only)	15.00 EA	\$388.22	\$64.70	\$375.28	\$0.00	\$12.94
2" x 6" x 14' #2 & better Fir / Larch (material only)	4.00 EA	\$103.51	\$17.24	\$100.06	\$0.00	\$3.45
2" x 6" x 18' #2 & better Fir / Larch (material only)	2.00 EA	\$68.01	\$11.34	\$65.74	\$0.00	\$2.27
2" x 6" x 20' #2 & better Fir / Larch (material only)	20.00 EA	\$771.99	\$128.66	\$746.26	\$0.00	\$25.73
2" x 6" x 20' #2 & better Fir / Larch (material only)	17.00 EA	\$656.19	\$109.36	\$634.32	\$0.00	\$21.87
2" x 6" x 8' #2 & better Fir / Larch (material only)	2.00 EA	\$29.39	\$4.90	\$28.41	\$0.00	\$0.98
2" x 6" x 8' #2 & better Fir / Larch (material only)	7.00 EA	\$102.87	\$17.14	\$99.43	\$0.00	\$3.44
Labor to frame 2" x 4" load bearing wall - 16" oc	180.49 SF	\$227.80	\$37.96	\$227.80	\$0.00	\$0.0
R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	211.22 SF	\$294.49	\$49.08	\$284.67	\$0.00	\$9.8
R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	532.00 SF	\$741.71	\$123.62	\$741.71	\$0.00	\$0.0
Drilled bottom plate - 2" x 6" treated lumber	3.67 LF	\$14.86	\$2.48	\$14.37	\$0.00	\$0.4
R&R I-joist - 12" deep - 1 1/2" flange	334.37 LF	\$1,943.32	\$323.90	\$1,878.54	\$0.00	\$64.7
R&R I-joist - 9 1/2" deep - 1 3/4" flange	14.26 LF	\$82.32	\$13.72	\$79.57	\$0.00	\$2.7
R&R Rafters - 2x6 - Labor only - (using rafter length)	629.38 LF	\$1,640.96	\$273.48	\$1,586.28	\$0.00	\$54.6
R&R Rafters - 2x6 - Labor only - (using rafter length)	499.87 LF	\$1,303.31	\$217.22	\$1,259.86	\$0.00	\$43.4
R&R Additional labor - 2x4-2x6 - 9/12 to 12/12 slope	599.13 LF	\$776.48	\$129.42	\$750.59	\$0.00	\$25.8
R&R Additional labor - 2x4-2x6 - 9/12 to 12/12 slope	474.17 LF	\$614.53	\$102.42	\$594.04	\$0.00	\$20.4
R&R Sheathing - plywood - 1/2" CDX	32.00 SF	\$86.56	\$14.42	\$83.67	\$0.00	\$2.8
R&R Sheathing - radiant barrier - 5/8" - OSB	5,306.00 SF	\$16,508.07	\$2,751.34	\$15,957.79	\$0.00	\$550.2
R&R Sheathing - OSB - 1/2"	253.90 SF	\$617.00	\$102.82	\$596.45	\$0.00	\$20.5
R&R Sheathing - OSB - 1/2"	438.57 SF	\$1,065.77	\$177.62	\$1,030.25	\$0.00	\$35.5
R&R Sheathing - OSB - 3/4" - tongue and groove	32.00 SF	\$136.32	\$22.72	\$131.77	\$0.00	\$4.5
R&R Sheathing - OSB - 5/8" FOTAL FRAMING & ROUGH CARPEN	384.00 SF FRY	\$1,119.28 \$31,205.82	\$186.56 \$5,200.98	\$1,081.97 \$30,197.92	\$0.00 \$0.00	

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Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
HVC HEAT, VENT & AIR CONDITION	ONING					
Central air cond. system - recharge - 5lb refrigerant	3.00 EA	\$551.35	\$91.90	\$551.35	\$0.00	\$0.00
Central air cond. system - refrigerant evacuation	3.00 EA	\$468.11	\$78.02	\$468.11	\$0.00	\$0.00
R&R Air handler - with heat element - 2 ton	1.00 EA	\$1,604.17	\$267.36	\$1,203.12	\$0.00	\$401.05
R&R Air handler - with heat element - 3 ton	2.00 EA	\$4,192.95	\$698.82	\$3,144.69	\$0.00	\$1,048.26
R&R Bathroom ventilation fan	1.00 EA	\$127.71	\$21.28	\$63.85	\$0.00	\$63.86
R&R Bathroom ventilation fan w/light	3.00 EA	\$710.97	\$118.50	\$355.44	\$0.00	\$355.53
Bathroom ventilation fan w/light	1.00 EA	\$221.39	\$36.90	\$110.68	\$0.00	\$110.71
R&R Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA	\$5,232.99	\$872.16	\$4,360.82	\$0.00	\$872.17
R&R Ductwork system - hot or cold air - 1600 to 2199 SF home	1.00 EA	\$6,329.65	\$1,054.94	\$5,274.69	\$0.00	\$1,054.96
R&R Ductwork - flexible - non-insulated - 3" round	20.00 LF	\$129.60	\$21.60	\$107.96	\$0.00	\$21.64
Ductwork - flexible - non-insulated - 3" round	5.00 LF	\$29.04	\$4.84	\$24.20	\$0.00	\$4.84
Clothes dryer vent - installed	1.00 EA	\$71.80	\$11.98	\$59.83	\$0.00	\$11.97
Thermostat	2.00 EA	\$231.80	\$38.64	\$198.70	\$0.00	\$33.10
R&R Exterior cover for ventilation duct, 5" or 6"	3.00 EA	\$178.91	\$29.82	\$143.11	\$0.00	\$35.80
R&R Furnace vent - PVC (90% efficient furnaces)	30.00 LF	\$287.20	\$47.86	\$229.75	\$0.00	\$57.45
TOTAL HEAT, VENT & AIR CONDITION	ONING	\$20,367.64	\$3,394.62	\$16,296.30	\$0.00	\$4,071.34
INS INSULATION						
R&R Blown-in insulation - 12" depth - R30	1,890.53 SF	\$4,098.96	\$683.16	\$3,962.32	\$0.00	\$136.64
Batt insulation - 10" - R30 - paper / foil faced	685.68 SF	\$1,219.77	\$203.30	\$1,179.11	\$0.00	\$40.66
R&R Batt insulation - 4" - R13 - paper / foil faced	4,663.99 SF	\$5,344.02	\$890.68	\$5,165.87	\$0.00	\$178.15
TOTAL INSULATION		\$10,662.75	\$1,777.14	\$10,307.30	\$0.00	\$355.45
LIT LIGHT FIXTURES						
R&R Light fixture	1.00 EA	\$82.09	\$13.68	\$61.54	\$0.00	\$20.55
R&R Light fixture	3.00 EA	\$246.27	\$41.04	\$184.62	\$0.00	\$61.65
Light fixture	13.00 EA	\$971.22	\$161.84	\$728.35	\$0.00	\$242.87
R&R Light fixture - Standard grade	1.00 EA	\$61.34	\$10.24	\$45.98	\$0.00	\$15.36
Light bar - 3 lights	1.00 EA	\$77.97	\$13.00	\$58.47	\$0.00	\$19.50
Detach & Reset Light bar - 3 lights	3.00 EA	\$133.05	\$22.20	\$133.05	\$0.00	\$0.00
Detach & Reset Light bar - 4 lights	2.00 EA	\$88.68	\$14.78	\$88.68	\$0.00	\$0.00
Detach & Reset Light bar - 4 lights - High						

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Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
LIT LIGHT FIXTURES						
grade	1.00 EA	\$44.35	\$7.40	\$44.35	\$0.00	\$0.00
Light bulb - Fluorescent tube - 4' soft white - mat. only	6.00 EA	\$53.52	\$8.92	\$10.70	\$0.00	\$42.82
Light bulb - Incand. standard bulb - 1000 hr - mat. only	35.00 EA	\$36.25	\$6.10	\$7.24	\$0.00	\$29.01
Light bulb - Incandescent spot/flood (R30) - material only	8.00 EA	\$60.47	\$10.08	\$12.10	\$0.00	\$48.37
Light bulb - LED A19 - up to 500 lm - material only	14.00 EA	\$138.44	\$23.08	\$51.91	\$0.00	\$86.53
Light bulb - LED globe - up to 250 lm - material only	8.00 EA	\$83.41	\$13.90	\$31.29	\$0.00	\$52.12
Detach & Reset Chandelier	1.00 EA	\$115.27	\$19.22	\$115.27	\$0.00	\$0.00
Detach & Reset Chandelier	1.00 EA	\$115.27	\$19.22	\$115.27	\$0.00	\$0.00
Fluorescent light fixture	3.00 EA	\$334.08	\$55.68	\$250.55	\$0.00	\$83.53
R&R Ceiling fan & light	1.00 EA	\$355.24	\$59.20	\$266.42	\$0.00	\$88.82
R&R Ceiling fan & light	3.00 EA	\$1,065.72	\$177.60	\$799.26	\$0.00	\$266.46
Detach & Reset Ceiling fan & light	1.00 EA	\$157.91	\$26.32	\$157.91	\$0.00	\$0.00
Detach & Reset Ceiling fan & light - High grade	1.00 EA	\$157.91	\$26.32	\$157.91	\$0.00	\$0.00
R&R Recessed light fixture	5.00 EA	\$655.97	\$109.34	\$491.97	\$0.00	\$164.00
R&R Recessed light fixture	3.00 EA	\$393.58	\$65.60	\$295.15	\$0.00	\$98.43
R&R Light fixture - wall sconce TOTAL LIGHT FIXTURES	1.00 EA	\$112.38 \$5,540.39	\$18.74 \$923.50	\$84.26 \$4,192.25	\$0.00 \$0.00	
MAS MASONRY						
R&R Stone veneer - natural stone TOTAL MASONRY	83.00 SF	\$3,062.33 \$3,062.33	\$510.38 \$510.38	\$2,960.24 \$2,960.24	\$0.00 \$0.00	
MBL MARBLE - CULTURED OR NATUR	RAL					
Vanity top - one sink - cultured marble	3.08 LF	\$292.89	\$48.82	\$219.68	\$0.00	\$73.21
Detach & Reset Vanity top - one sink - cultured	14.16 LF	\$351.22	\$58.54	\$351.22	\$0.00	\$0.00
marble TOTAL MARBLE - CULTURED OR NAT	ΓURAL	\$644.11	\$107.36	\$570.90	\$0.00	\$73.21
PLM PLUMBING						
Detach & Reset Sink faucet - Kitchen	1.00 EA	\$109.30	\$18.22	\$109.30	\$0.00	\$0.00
Sink faucet - Bathroom	1.00 EA	\$245.22	\$40.88	\$183.92	\$0.00	\$61.30
Detach & Reset Sink faucet - Bathroom - Standard grade	2.00 EA	\$218.60	\$36.44	\$218.60	\$0.00	
Detach & Reset Pedestal sink	1.00 EA	\$257.39	\$42.90	\$257.39	\$0.00	\$0.00

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Trade Summary

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
PLM PLUMBING						
P-trap assembly - ABS (plastic)	1.00 EA	\$58.35	\$9.72	\$46.68	\$0.00	\$11.67
Sink - undermount - Detach & reset	1.00 EA	\$225.98	\$37.66	\$225.98	\$0.00	\$0.00
Angle stop valve	3.00 EA	\$102.28	\$17.06	\$97.16	\$0.00	\$5.12
Detach & Reset Toilet	4.00 EA	\$896.84	\$149.52	\$896.84	\$0.00	\$0.00
Toilet - High grade	1.00 EA	\$773.99	\$129.00	\$748.19	\$0.00	\$25.80
Toilet seat - High grade	1.00 EA	\$94.22	\$15.72	\$41.86	\$0.00	\$52.36
Washing machine outlet box with valves	1.00 EA	\$225.93	\$37.66	\$150.62	\$0.00	\$75.31
R&R Water heater - 50 gallon - Electric - 6 yr	2.00 EA	\$2,104.72	\$350.80	\$420.94	\$0.00	\$1,683.78
Refrigerator/icemaker water supply box with	1.00 EA	\$146.30	\$24.40	\$109.73	\$0.00	\$36.57
valve TOTAL PLUMBING		\$5,459.12	\$909.98	\$3,507.21	\$0.00	\$1,951.91
PNT PAINTING						
Seal attic framing for odor control - 9 to 12/12	2,837.29 SF	\$4,327.58	\$721.26	\$4,327.58	\$0.00	\$0.00
Seal & paint baseboard - two coats	1,165.97 LF	\$1,607.93	\$268.06	\$1,071.98	\$0.00	\$535.95
Stain & finish balustrade	18.83 LF	\$520.12	\$86.70	\$346.75	\$0.00	\$173.37
Seal & paint casing - two coats	63.00 LF	\$87.76	\$14.68	\$58.52	\$0.00	\$29.24
Paint corbel - one coat	6.00 EA	\$95.05	\$15.84	\$63.37	\$0.00	\$31.68
Seal & paint closet shelving - linen closet	6.00 EA	\$503.14	\$83.86	\$335.43	\$0.00	\$167.71
Seal & paint door slab only (per side)	60.00 EA	\$2,171.44	\$361.84	\$1,447.63	\$0.00	\$723.81
Paint door/window trim & jamb - 2 coats (per side)	10.00 EA	\$293.51	\$48.92	\$195.67	\$0.00	\$97.84
Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	\$34.51	\$5.74	\$23.00	\$0.00	\$11.51
Seal & paint door/window trim & jamb - (per side)	58.00 EA	\$1,717.48	\$286.30	\$1,144.95	\$0.00	\$572.53
Prime & paint exterior fascia - wood, 6"- 8" wide	170.08 LF	\$327.87	\$54.64	\$218.58	\$0.00	\$109.29
Seal & paint full height cabinetry - inside and out	2.67 LF	\$126.07	\$21.02	\$84.05	\$0.00	\$42.02
Paint French door slab only - 2 coats (per side)	2.00 EA	\$132.90	\$22.14	\$88.60	\$0.00	\$44.30
Paint handrail - wall mounted	11.00 LF	\$11.81	\$1.98	\$7.87	\$0.00	\$3.94
Seal floor or ceiling joist system (shellac)	3,274.38 SF	\$4,347.88	\$724.66	\$4,347.88	\$0.00	\$0.00
Seal & paint cabinetry - lower - inside and out	21.75 LF	\$819.17	\$136.54	\$546.10	\$0.00	\$273.07
Stain & finish wood fireplace mantel	14.00 LF	\$101.73	\$16.96	\$67.81	\$0.00	\$33.92
Seal & paint single garage door opening & trim	3.00 EA	\$278.22	\$46.36	\$185.47	\$0.00	\$92.75
Additional cost for high wall or ceiling - Over 14'	342.93 SF	\$24.70	\$4.12	\$16.46	\$0.00	\$8.24

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Trade Summary

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
PNT PAINTING						
Additional cost for high wall or ceiling - 11' to 14'	257.20 SF	\$12.35	\$2.06	\$8.24	\$0.00	\$4.11
Seal & paint wood siding	577.09 SF	\$1,015.66	\$169.30	\$677.12	\$0.00	\$338.54
Prime & paint exterior soffit - wood	170.08 SF	\$351.64	\$58.60	\$234.42	\$0.00	\$117.22
Seal & paint plywood sheathing	104.00 SF	\$89.41	\$14.90	\$59.61	\$0.00	\$29.80
Seal & paint wood shelving, 12"- 24" width	83.76 LF	\$352.82	\$58.80	\$235.19	\$0.00	\$117.63
Seal & paint window sill	63.00 LF	\$151.28	\$25.20	\$100.88	\$0.00	\$50.40
Seal/prime then paint (2 coats)	14,941.39 SF	\$13,530.55	\$2,255.20	\$9,020.40	\$0.00	\$4,510.15
Paint stair stringer - one side	42.00 LF	\$144.74	\$24.12	\$96.50	\$0.00	\$48.24
Seal stud wall for odor control	2,461.97 SF	\$2,084.45	\$347.40	\$2,049.17	\$0.00	\$35.28
Seal stud wall for odor control (shellac)	4,956.77 SF	\$4,954.05	\$825.68	\$4,954.05	\$0.00	\$0.00
Stain & finish stair tread - per side - per LF	3.00 LF	\$17.51	\$2.92	\$11.67	\$0.00	\$5.84
Seal & paint trim - two coats	6.00 LF	\$8.00	\$1.34	\$5.34	\$0.00	\$2.66
Seal & paint cabinetry - upper - inside and out	8.00 LF	\$251.37	\$41.90	\$167.59	\$0.00	\$83.78
Seal & paint vanity - inside and out	14.00 LF	\$498.49	\$83.08	\$332.33	\$0.00	\$166.16
Prime & paint door slab only - exterior (per	6.00 EA	\$268.71	\$44.80	\$179.13	\$0.00	\$89.58
side) TOTAL PAINTING		\$41,259.90	\$6,876.92	\$32,709.34	\$0.00	\$8,550.56
RFG ROOFING						
Laminated - comp. shingle rfg w/ felt	58.33 SQ	\$15,867.05	\$2,644.50	\$13,222.55	\$0.00	\$2,644.50
Remove Laminated - comp. shingle rfg w/ felt	53.33 SQ	\$2,667.99	\$444.66	\$2,223.31	\$0.00	\$444.68
Asphalt starter - universal starter course	257.00 LF	\$581.87	\$96.98	\$436.40	\$0.00	\$145.47
Drip edge	520.00 LF	\$1,284.01	\$214.00	\$1,100.57	\$0.00	\$183.44
Chimney flashing - average (32" x 36")	1.00 EA	\$397.58	\$66.26	\$340.79	\$0.00	\$56.79
Flashing - pipe jack	3.00 EA	\$133.09	\$22.18	\$114.09	\$0.00	\$19.00
Ridge cap - composition shingles	150.00 LF	\$626.51	\$104.42	\$501.21	\$0.00	\$125.30
Additional charge for steep roof - 10/12 - 12/12 slope	58.66 SQ	\$3,612.51	\$602.08	\$3,612.51	\$0.00	\$0.00
Remove Additional charge for steep roof - 10/12 - 12/12 slope	53.33 SQ	\$1,038.67	\$173.12	\$1,038.67	\$0.00	\$0.00
Continuous ridge vent - shingle-over style TOTAL ROOFING	150.00 LF	\$1,387.84 \$27,597.12	\$231.30 \$4,599.50	\$1,189.58 \$23,779.68	\$0.00 \$0.00	
SDG SIDING						
R&R Siding - hardboard - lap pattern - 8" TOTAL SIDING	577.09 SF	\$2,871.43 \$2,871.43	\$478.58 \$478.58	\$2,727.86 \$2,727.86	\$0.00 \$0.00	

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Trade Summary

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
SFG SOFFIT, FASCIA, & GUTTER						
R&R Fascia - fiber cement - 6"	170.08 LF	\$1,314.25	\$219.04	\$1,270.44	\$0.00	\$43.81
R&R Gutter / downspout - aluminum - up to 5"	117.50 LF	\$893.14	\$148.86	\$714.50	\$0.00	\$178.64
R&R Soffit - fiber cement panel	170.08 SF	\$1,044.44	\$174.08	\$940.00	\$0.00	\$104.44
R&R Soffit - box framing - 1' overhang TOTAL SOFFIT, FASCIA, & GUTTER	170.08 LF	\$1,160.14 \$4,411.97	\$193.36 \$735.34	\$1,121.46 \$4,046.40	\$0.00 \$0.00	•
STR STAIRS						
R&R Stair riser - up to 4'	14.00 EA	\$261.38	\$43.56	\$235.26	\$0.00	\$26.12
R&R Stair stringer - softwood	34.69 LF	\$296.21	\$49.38	\$286.32	\$0.00	\$9.89
R&R Stair tread - up to 4' TOTAL STAIRS	12.00 EA	\$302.19 \$859.78	\$50.38 \$143.32	\$287.08 \$808.66	\$0.00 \$0.00	
TMP TEMPORARY REPAIRS						
Temporary power usage (per month)	3.00 MO	\$440.25	\$73.38	\$440.25	\$0.00	\$0.00
R&R Temporary power - hookup	1.00 EA	\$357.38	\$59.56	\$357.38	\$0.00	\$0.00
Temporary toilet (per month) TOTAL TEMPORARY REPAIRS	6.00 MO	\$1,087.20 \$1,884.83	\$181.20 \$314.14	\$1,087.20 \$1,884.83	\$0.00 \$0.00	\$0.00 \$0.00
WDT WINDOW TREATMENT						
R&R Window blind - PVC - 1" - 7.1 to 14 SF	7.00 EA	\$510.50	\$85.04	\$102.13	\$0.00	\$408.37
R&R Window blind - PVC - 3.5" - 20.1 to 32 SF	1.00 EA	\$183.03	\$30.50	\$36.60	\$0.00	\$146.43
R&R Window blind - PVC - 2" - 7.1 to 14 SF	7.00 EA	\$703.68	\$117.32	\$140.75	\$0.00	\$562.93
Window blind - PVC - 2" - 7.1 to 14 SF	2.00 EA	\$183.19	\$30.54	\$36.63	\$0.00	\$146.56
R&R Window blind - PVC - 2" - 20.1 to 32 SF TOTAL WINDOW TREATMENT	2.00 EA	\$350.74 \$1,931.14	\$58.46 \$321.86	\$70.16 \$386.27	\$0.00 \$0.00	\$280.58 \$1,544.87
WDV WINDOWS - VINYL						
Add on for grid (double or triple glazed windows)	24.01 SF	\$120.79	\$20.16	\$100.66	\$0.00	\$20.13
Vinyl window, picture/fixed, 3-11 sf	3.00 EA	\$654.62	\$109.10	\$545.52	\$0.00	\$109.10
Vinyl window, single hung, 13-19 sf TOTAL WINDOWS - VINYL	1.00 EA	\$344.64 \$1,120.05	\$57.44 \$186.70	\$287.20 \$933.38	\$0.00 \$0.00	
TOTALS		\$249,269.80	\$41,546.20	\$217,170.90	\$0.00	\$32,098.90

Note: Slight variances may be found within report sections due to rounding

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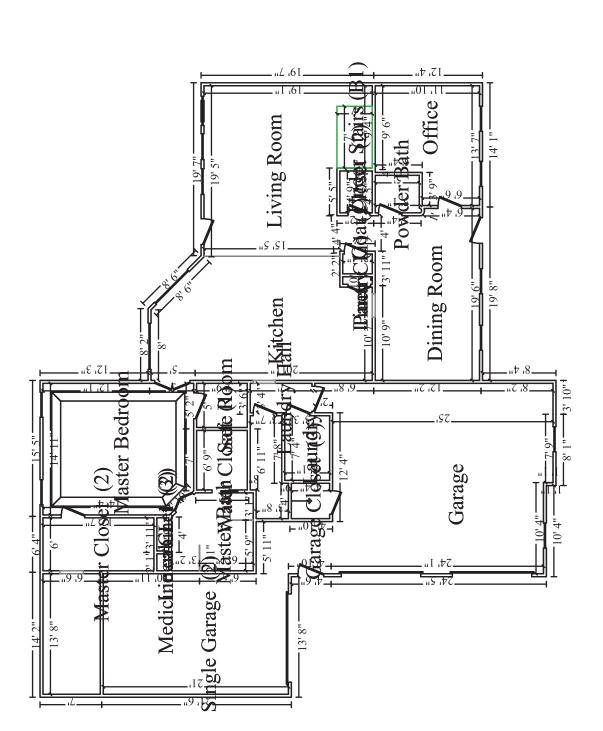
State Farm

COLLINS, GEORGE 36-15K5-35N

Recap of Taxes, Overhead and Profit

	GC Overhead (10%)	GC Profit (10%)	Material Sales Tax (9.15%)	Manuf. Home Tax (9.15%)	Storage Rental Tax (9.15%)
Line Items	20,773.10	20,773.10	6,606.31	0.00	0.00
Total	20,773.10	20,773.10	6,606.31	0.00	0.00

2 (



12,8"

Bedroom

Media Room

..8 .5

Bedroom 3

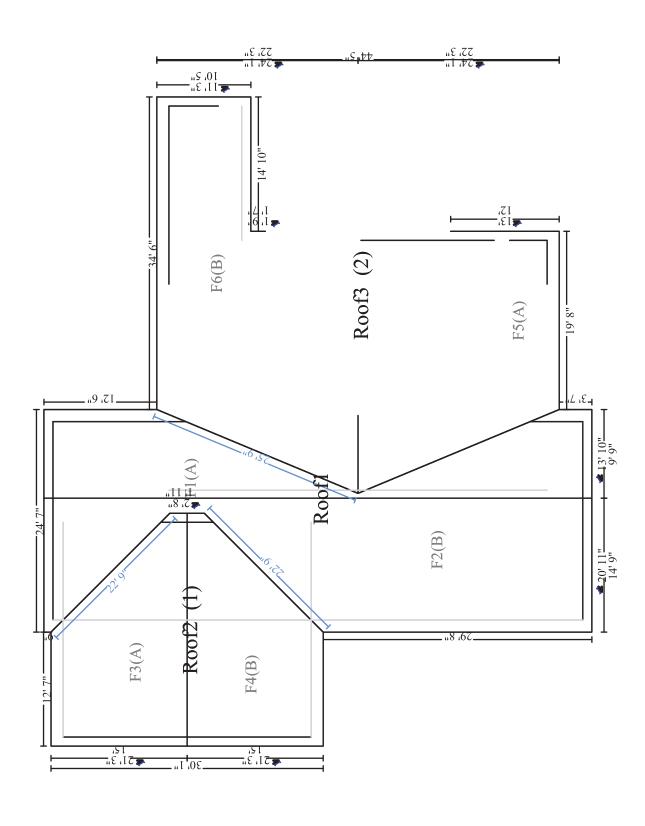
Bedroom 2

13, 3,,

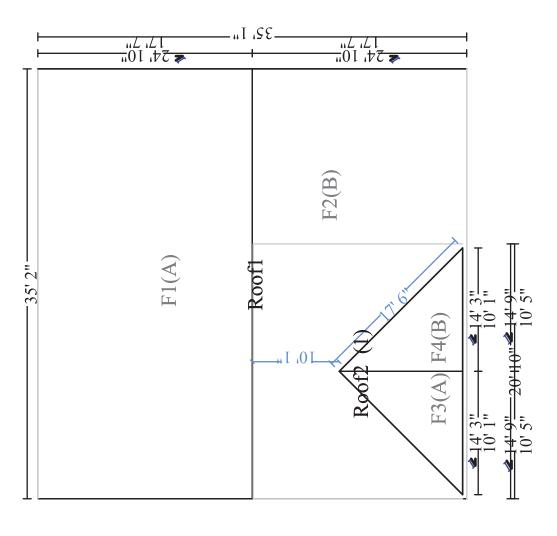
Upstairs



22 (=

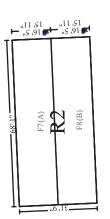


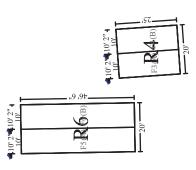
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2 (







VALOR FORENSIC ENGINEERING SERVICES

SECTION 4: ATTACHMENT F: CURRICULUM VITAE: CHAD T. WILLIAMS, P.E. (PRINCIPAL ENGINEER: FORENSICS)

CHAD T. WILLIAMS, P.E.
PRINCIPAL ENGINEER: FORENSICS
C: 918.845.8442 CHAD.WILLIAMS@VALORFES.COM



CURRICULUM VITAE

FORENSIC ENGINEERING SERVICES

PO BOX 783, JENKS, OKLAHOMA 74037 | 855.918.5111 (TF) | WWW.VALORFES.COM

PROFESSIONAL EXPERIENCE:

Mr. Williams is a Licensed Professional Engineer with 17 years of engineering experience, including more than 11 years of forensic engineering and maintenance/operations engineering. Primary areas of practice include the evaluation of residential, commercial, industrial, and institutional facilities to determine the causes and extents of damage related to improper design, construction defects and damage due to weather events and other causes.

AREAS OF PRACTICE AND EXPERIENCE:

- The evaluation of commercial, industrial, institutional, and residential roofing systems to determine the cause and extent of damage as a result of construction and/or installation defects, fire, hail, wind, tornadoes, and other conditions/causes of damage. Roofing systems evaluated include built-up roofing systems (modified-bitumen cap sheet, gravel ballasted and non-ballasted systems), ceramic and concrete roofing tiles, asphalt-composition shingles of various types, metal roof panels of various types, various type of single-ply roof membranes (EPDM, TPO and others), Spray Polyurethane Roofing (SPF) and conventional and alternative installation slate roofing systems.
- The assessment of roof surfaces to determine the feasibility and practicality of repairs due to existing site and material conditions.
- The evaluation of commercial, industrial, institutional, and residential buildings to determine the cause and extents of damage resulting from design errors/omissions and construction defects. This includes the review of engineering documents and records from the original project design.
- The evaluation of exterior building veneers including brick, EIFS, stone, stucco, and other exterior building wall systems.
- The evaluation of residential, commercial, industrial, and institutional facilities to determine the cause and extent of foundation failures as a result of plumbing failures, soils movement, and other causes.
- The evaluation of residential and commercial facilities to determine the extent of damage resulting from seismic activity within Arkansas, Kansas, and Oklahoma.
- The evaluation of residential, commercial, industrial, and institutional facilities to determine the extent of damage as a result of winds and the direct or indirect passage of tornadoes.
- The evaluation of residential and commercial buildings for damage as a result of natural gas and other explosions.
- The evaluation of residential and commercial buildings to determine the extent of damage as a result of flooding events and/or surface rainfall runoff as a result of the construction of roadways and/or other land development projects.
- The evaluation of airfield and airport facilities to determine the cause and extents of damage to pavements, pavement markings, and buildings.
- The evaluation and condition assessment of concrete and asphalt pavements for roadways, sidewalks, parking lots, and other pavements to determine the cause and extents of failure.

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JAUARY 25, 2021: Page 1 of 3

CHAD T. WILLIAMS, P.E.
PRINCIPAL ENGINEER: FORENSICS
C: 918.845.8442 CHAD.WILLIAMS@VALORFES.COM

VALOR

CURRICULUM VITAE

FORENSIC ENGINEERING SERVICES, LLC

PO BOX 783, JENKS, OKLAHOMA 74037

918.970.4722

WWW.VALORFES.COM

- The design of commercial, institutional, and industrial site grading and drainage plans.
- The design of accessibility routes and systems in accordance with ADA.
- The design and analysis of utility systems including:
 - Potable water distribution,
 - o Sanitary sewers, and
 - Storm water drainage and management systems.
- Developed training process and procedures for new hire professional engineering staff and technicians.
- Performed technical and peer reviews of engineering documents.

PROFESSIONAL ENGINEERING LICENSURE:

- Licensed Professional Engineer: Alabama, Arkansas, Colorado, Florida, Indiana, Iowa, Kansas, Kentucky, New Mexico, Louisiana, Mississippi, Missouri, Nebraska, North Carolina, Oklahoma, South Carolina, South Dakota, Tennessee, Texas, and Wyoming.
- NCEES Model Law Engineer.

EDUCATION:

- Bachelor of Science in Civil Engineering, July 2001, The University of Oklahoma. Primary areas of study: Civil Engineering, Geotechnical Engineering, and Structural Engineering.
- EFI/Vale Advanced Roofing Certification (EVS/R[™] 100013), July 2016

PROFESSIONAL ENGINEERING EMPLOYMENT:

- Valor Forensic Engineering Services, LLC: President and Principal Engineer/Designated Agent, 2019 to Present (Forensics)
- Insight Forensics Inc: Principal Engineer/Designated Agent, 2019 (Forensics)
- EFI Global, Inc.: Senior Engineer/Engineer of Record, 2016 2019 (Forensics)
- PTC|LWG: Tulsa, Oklahoma, Senior Engineer, 2015-2016 (Forensics)
- Rimkus Consulting Group, Inc.: Consultant, Senior Consultant/Engineer of Record, 2011-2015 (Forensics)
- Parsons (Maintenance Engineering): Senior Engineer/Lead Civil Engineer, 2008-2011 (Operations, Maintenance, and Forensic Engineering)
- SMC Consulting Engineers, P.C.: Project Manager, 2006-2008 (Land Development /Utilities)
- BKL, Inc.: Project Manager/Civil Engineer, 2005-2006 (Transportation/Utilities)
- Sack and Associates, Inc.: Project Manager, 2004-2005 (Land Development/Utilities)
- Kellogg Engineering, Inc: Civil Engineer, 2003-2004 (Land Development/Utilities)
- City of Owasso, Oklahoma: Civil Engineer 2002-2003 (Land Development/Operations)

PROFESSIONAL AFFILIATIONS:

- American Society of Civil Engineers (ASCE), Member (2004 to Present)
- National Academy of Forensic Engineers (NAFE), Associate Member (2017 to Present),
- National Society of Professional Engineers (NSPE), Member (2014 to Present):

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JAUARY 25, 2021: Page 2 of 3

CHAD T. WILLIAMS, P.E. PRINCIPAL ENGINEER: FORENSICS

C: 918.845.8442 CHAD.WILLIAMS@VALORFES.COM



CURRICULUM VITAE

FORENSIC ENGINEERING SERVICES, LLC

PO BOX 783, JENKS, OKLAHOMA 74037

918,970,4722

WWW.VALORFES.COM

- o Financial Technology Task Force Member (2016),
- Business Model Task Force II Member (2017-2018)
- Oklahoma Society of Professional Engineers (OSPE), Member (2014 to Present):
 - Vice President for Membership (2015 2016), Board Member
 - o House of Delegates Member for Oklahoma (2016-2019), Board Member
 - o President-Elect (2019 to 2021), Board Member
 - Member, Board of Directors (2015 to 2023)

CONTINUING EDUCATION COURSES PRESENTED:

- Challenges in Forensic Engineering (CE seminar: Oklahoma Engineering Conference, June 2019),
- Determining the Repairability of Asphalt Composition Shingles (CE Seminar: National Academy of Forensic Engineers Winter Meeting, January 2020), (CE Seminar: Oklahoma Engineering Conference (Virtual) 2020)
- Differentiating Earthquake Movement from Other Structural Movements (CE seminar: Multiple Dates and Locations),
- Forensic Engineering (CE Seminar: Oklahoma Engineering Conference, June 2016),
- Light Residential and Commercial Earthquake Evaluations (CE Seminar: National Academy of Forensic Engineers Summer Meeting, July 2018),
- Lightning Strikes to Residential Buildings: Impacts beyond the electrical system (CE Seminar: National Tornado Summit, February 2019),
- Wind and Hail Damage to Commercial Roofing (CE seminar: National Tornado Summit, February 2018),
- Wind, Wave or Something Else: The forensics of boat dock evaluations (CE seminar: National Tornado Summit, February 2019), and
- Thermal Imaging: Applications in Investigations (CE seminar: Multiple Dates and Locations)

PUBLICATIONS:

 Use of the Repairability Assessment Method for Evaluating Asphalt-Composition Shingle Roof Repairs. Journal of the National Academy of Forensic Engineers, 37(1): December 2020

VALOR FORENSIC ENGINEERING SERVICES

SECTION 4: ATTACHMENT G: GENERAL CONDITIONS AND LIMITATIONS

VALOR FORENSIC ENGINEERING SERVICES

SECTION 4: ATTACHMENT G: GENERAL CONDITIONS AND LIMITATIONS:

This Report of Findings resulted from an evaluation conducted by Valor Forensic Engineering Services, LLC (Valor FES) based on the Scope of Work requested by the retaining client. Evaluations are based on visible and tactile conditions only and do not include destructive testing unless otherwise indicated. Evaluations may have utilized instruments to measure various parameters present to building materials and/or other items at the site. The use of specific instruments will be identified within the text of the report of findings (if utilized). Mold assessments and air quality assessments have not been performed and are outside of this scope of work. Reports of Findings have a defined scope and are not intended to identify all conditions that may be present at or within a given building/site.

Licensed Professional Engineers and Engineering Firms have a professional and ethical obligation to protect the health, welfare, and safety above all other considerations while remaining objective in our evaluations. Valor FES determined the findings and/or conclusions as stated within this report within a reasonable degree of engineering certainty based primarily on the conditions present at the site at the time of the site evaluation(s), the review of applicable data (as indicated within the text of the report), and based on the education, training, and experience of the professional engineering and other assigned staff. Valor FES had no stake or financial interest in the subject property or outcome of any insurance claim or litigation related to this matter.

VALOR FES RESERVED THE RIGHT TO REVIEW ANY DATA, CONDITIONS, OR OTHER INFORMATION THAT BECOME AVAILABLE FOLLOWING THE ISSUANCE OF THIS REPORT OF FINDINGS AND TO REVIEW/REVISE THIS REPORT OF FINDINGS ACCORDINGLY.

Any third-party data included within this report is subject to the terms, restrictions, limitations, and/or suitability for use restrictions of the data provider/source. Valor FES has not independently verified the accuracy, completeness, or methodology of any third-party data sources utilized in the preparation of this report.

The recommendations/conclusions included within this report are intended for developing cause(s) of failure, cost estimates and scopes of repair only unless otherwise indicated. THIS REPORT OF FINDINGS SHALL NOT BE ACCEPTED BY ANY JURISDICTION AS FINAL SIGNED, AND SEALED CONSTRUCTION PLANS. It may be necessary for the building owner retain the services of design professionals (properly licensed within the jurisdiction where the subject matter is located) to develop actual construction plans. Dimensions and/or quantities are approximate. Any contractors retained by the owner to complete repair work will remain solely responsible for their work including but not limited to verification of all dimensions and quantities, the determination of construction sequencing and erection techniques, compliance with any and all applicable building codes and manufacturer instructions and/or recommendations, the quality, fit, and finish of their work, and for completing the work in a safe and workmanlike manner.

Valor FES has provided final versions of this report to the client (or their designated representative) in a digital format via email or a digital file transfer website unless otherwise requested. This report is confidential and will not be released to any other parties without the approval of the retaining client unless otherwise required by law. Valor Forensic Engineering Services, LLC disclaims any contractual relationship, duty, or obligation to any party other than the client to whom this report is titled.

THE FINANCIAL LIABILITY FOR VALOR FES TO THE RETAINING CLIENT IS LIMITED TO THE VALUE OF THE FEES RECEIVED FOR THE EVALUATION. NO OTHER WARRANTY OR SUITABILITY FOR SPECIFIC USES OR PURPOSES IS STATED OR IMPLIED.

REPORT CONTENTS/FORMAT ©2021 VALOR FORENSIC ENGINEERING SERVICES, LLC. TRANSMISSION, REPRODUCTION, AND/OR DISTRIBUTION OF THIS DOCUMENT BY ANY PARTY OTHER THAN THE RETAININD CLIENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF VALOR FORENSIC ENGINEERING SERVICES, LLC (UNLESS REQUIRED BY LAW) IS EXPRESSLY PROHIBITED. Clients and/or their designated representatives retain the right to transmit this report of findings as necessary for processes related to the subject matter.

VALOR FORENSIC ENGINEERING SERVICES

SECTION 4: ATTACHMENT H: RATES, TERMS, AND GENERAL CONDITIONS



FORENSIC ENGINEERING SERVICES

PO BOX 783, JENKS, OKLAHOMA 74037 | 918.970.4722 | 855.918.5111 (TF) | WWW.VALORFES.COM

RATES, TERMS, AND GENERAL CONDITIONS

(Effective 01.01.2021 to 07.01.2021)

GENERAL INFORMATION:

Valor Forensic Engineering Services, LLC (Valor FES) is a Professional Engineering Firm which provides forensic engineering consulting services to adjusters, appraisers, attorneys, contractors, property owners, and other parties directly involved with a given subject matter.

EVALUATION FEES AND COSTS:

Professional services are based on either a 'fixed fee' basis or on a 'time and cost' basis derived from a defined scope of work. Fees for our services are due based upon the work performed and cannot be continent on the outcomes of any specific matter. Valor FES, at its sole discretion, reserves the right to require the payment of retainer based on the value of the proposed services plus anticipated costs. Evaluations on a 'fixed fee' basis are subject to revised (increased or decreased) budgets based on revised scopes of work.

'TIME AND COST' FILE BILLING RATES:

Professional Engineering services ('Time and Cost' basis) are offered at the following billing rates:

Principal Engineer (P.E.) \$230/hour (Legal/Testimony \$300/Hour)
Senior Engineer (P.E.) \$210/hour (Legal/Testimony \$260/Hour)
Staff Engineer (P.E.) \$180/hour (Legal/Testimony \$210/Hour)
Associate Engineer (P.E./E.I.) \$150/Hour (Legal/Testimony \$185/Hour)
Engineering Technician \$75/hour (Legal/Testimony \$100/Hour)

Technical Writer/Administration \$75/hour

Vehicle Mileage: Current IRS Mileage Rate (roundtrip from office to site)

Tolls and Parking: Cost plus 10 percent.

APPRAISAL UMPIRE SERVICES:

Billing for Valor FES staff acting as an Umpire in an appraisal shall be based on 'Time and Cost" billing rate listed above. Valor FES reserves the right to decline to engage in any specific appraisal process at its sole discretion.

A full cost retainer (divided among the involved parties as defined by the relevant policy or law) will be required to be received by Valor FES based on estimated costs/time prior to the performance of any work related to Appraisal Umpire services.

LEGAL/TESTIMONY BILLING RATES:

Legal/Testimony rates (as listed above) include deposition, court testimony, or involvement in any other dispute resolution process. Evaluations related to matters involved in litigation at the time of engagement may also be subject to Legal/Testimony billing rates. Deposition or other testimony are subject to a minimum charge of 8-hours of preparation time billed at the legal/testimony rate for review of file materials and other preparation. It should be noted that individual files may require more than 8 hours for the review of file materials and other deposition

RATE SHEET, TERMS, AND CONDITIONS

VALOR FORENSIC ENGINEERING SERVICES

preparation. The time spent in deposition or other testimony will be billed in 4-hour increments at the Legal/Testimony rates and will be subject to a 4-hour minimum charge.

Valor FES may require, at its sole discretion, the receipt of retainer equal to the estimated cost of preparing for and attending any testimony prior to scheduling the testimony. All costs related to providing information requested under subpoena will be the responsibility of the retaining client unless otherwise indicated by law.

THIRD PARTY SERVICES:

Professional engineering and associated services may include the engagement of third-party providers for field assessments/testing, for the development of weather data/resources, and obtaining technical references and/or other necessary data. Any third-party data included within the work of Valor FES will remain subject to the terms and limitations imposed by the specific data provider.

Expenses related to third party services will be billed to the retaining client at actual cost-plus 10 percent. The costs of third-party services will either be included in the initial evaluation budget accepted by the client or approved in writing prior to be incurred. At the discretion of Valor FES, third-party services may be separately billed from other professional engineering and associated services when incurred and due within 15 days.

OUT OF REGION TRAVEL:

Out of Region travel is defined as a matter that requires more than 6 hours of roundtrip travel (by car) from the primary office or matters that necessitate hotel stays as a result of multi-day evaluations. Costs associated with out of region travel may include airfare, rental cars, hotels, per diem, and other necessary expenses. Meal costs are billed based on current GSA per diem rates.

Due to the inherent variability of evaluation schedules, Valor Forensic Engineering Services, LLC will book necessary airfare via Southwest Airlines as 'Anytime' or 'Business Select' fares whenever possible. Depending on scheduling and/or geographic limitations, alterative airline arrangements may be necessary. When traveling by other airlines, Valor FES may elect to book travel at a higher fare classification when financially prudent due to the costs associated with bag fees or other charges.

OPERATIONAL LIMITATIONS (COVID19 PANDEMIC):

Due to the ongoing COVID19 Pandemic, Valor FES retains the right to temporarily suspend firm operations in totality or in specific cities, states and/or geographic locations due to the imposition of quarantines, travel restrictions, or other operational restrictions which would limit our work. These service disruptions may also occur as a result of actions undertaken by governments related to necessary travel routes to and/or from the respective sites.

In the event that such a service suspension is necessary, Valor FES will notify the retaining clients for matters impacted by this decision. Valor FES also retains the right to implement operational requirements, restrictions and/or suspensions beyond those imposed by various government agencies at its sole discretion.

RATE SHEET, TERMS, AND CONDITIONS

VALOR FORENSIC ENGINEERING SERVICES

To the extent feasible and legally permissible, Valor FES will continue to work with retaining clients to reduce the impacts associate with any necessary operational requirements, restrictions, and/or suspensions. The implementation of service suspensions or disruptions may increase the time and expenses necessary for Valor FES to complete Scopes of Work. As the COVID19 Pandemic is beyond our control, Valor FES shall not be liable for detrimental consequences which occur as a result of delays resulting from service suspensions and/or disruptions.

PAYMENT TERMS:

Professional engineering and associated services are billed upon the completion of the current scope of work, excluding evaluations where work will continue beyond 30 days. For evaluations continuing beyond 30-days, invoices will be sent monthly. Payment for all invoices will be due within 15-days and are not contingent upon any specific outcomes for a given matter. Full payment of any and/or all outstanding balances from the retaining client may be required at the discretion of Valor FES prior to the release of final signed and sealed reports, or other documents to the retaining client. Professional engineering and associated services may be billed against retainers until exhausted at which time additional retainer funds may be requested for the continuation of work at the discretion of Valor FES.

Unless alternative arrangements are made, invoices remaining unpaid after 30-days are subject to incur interest costs at an annual rate of 18% (1.5% compounded monthly). Valor FES reserves the right to suspend involvement with any and all matters for which the retaining client has invoices that remain unpaid beyond 60 days. Should additional costs be incurred from the collection process, those costs will be due from the retaining client.

GENERAL CONDITIONS:

The professional engineering and other services provided by Valor Forensic Engineering Services, LLC will be performed with a degree of skill and care consistent with the practices of the forensic engineering profession in the area where the subject building was located, and at the time of the evaluation. Findings and Conclusions as stated within Reports of Findings are determined within a reasonable degree of engineering certainty based on the conditions present at the site at the time of the site evaluation(s), based on the review of applicable and available data, and based on the education, training, and experience of the professional engineering and other assigned staff. No other warranty, suitability for use, or outcome is expressed and/or implied. The financial liability of Valor Forensic Engineering Services, LLC resulting from the performance of its services shall be limited to the cost of the services billed/performed during the initial assessment/preparation of the report of findings. All work is subject to the limitations as listed within the Report of Findings or other issued documents.

Valor Forensic Engineering Services, LLC reserves the right to review any additional data, conditions, and/or information that becomes available following the issuance of the Report of Findings. If necessary, Valor Forensic Engineering Services, LLC also reserves the right to review and/or update findings and/or conclusions based upon new information.

Mold assessments and air quality assessments are beyond the scope of work performed by Valor FES. As reports of findings have a defined scope, it is not intended to identify all conditions that may be present at or within a given building/site.

RATE SHEET, TERMS, AND CONDITIONS

VALOR FORENSIC ENGINEERING SERVICES

Due to professional obligations, perceived or actual conflicts of interest, workload, limitations in areas of expertise, and other factors; Valor Forensic Engineering Services, LLC retains the right to decline to accept or to decline to remain involved with a specific evaluation or matter. The decision to decline to accept or to decline to remain involved with a matter is a decision that will be solely at the firm's discretion. If Valor Forensic Engineering Services, LLC determines that it is necessary to withdraw from a matter, this action will be taken in writing to the retaining client.

REPORT FORMATS AND DELIVERY METHODS:

Valor Forensic Engineering Services, LLC will provide a signed and sealed copy of prepared reports to the retaining client (or their designated representative) in a digital format via email or a digital file transfer website unless otherwise required by law. If requested, a printed copy of the report can be provided to the retaining client. This report is confidential and will not be released to any other parties without the approval of the retaining client unless otherwise required by law. Valor Forensic Engineering Services, LLC disclaims any contractual relationship, duty, or obligation to any party other than the retaining client.

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RETAINAGE AND STORAGE OF EVIDENCE:

Certain evaluations will require the collection, storage, and/or transfer of evidence collected during site evaluations. Evidence storage fees are incurred when evidence is obtained and not immediately sent to a lab or other party. The costs of securing evidence and transferring evidence to a lab will be billable to the client. Storage fees are incurred on a monthly basis and will typically be billed to the client on a quarterly basis. The time that evidence in considered to be stored begins with the date of collection until written consent is provided by the client to dispose of or transfer the evidence.

Storage Rates:

Initial Intake Fee: \$25/each item Small Items (Less than 4 cubic feet): \$30/month Items larger than 4 cubic feet: Quoted

Alternative Storage/Evidence Transfer:

Valor FES maintains a limited evidence storage capacity and may need to transfer storage to a contract provider or affiliated company. Clients/ evidence owners will be notified prior to the transfer of any evidence.

Disposal of Evidence:

The termination of storage and disposal of evidence will require the written approval of the client sent through email, US Mail, or hand delivery. Evidence that is relevant to multiple parties will require the approval of all parties prior to the disposal of the evidence. The disposal of large or hazardous evidence may incur a disposal fee. Any evidence released by the retaining client for disposal may be retained at no further expense for research purposes.

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VFES OK-04.28.2021.01 | COLLINS RESIDENCE REPORT OF FINDINGS | MAY 11, 2021

VALOR FORENSIC ENGINEERING SERVICES

SECTION 4: ATTACHMENT I: INVOICES

INVOICE

Valor Forensic Engineering Services, LLC PO Box 783 Jenks, OK 74037 (855) 918-5111 info@valorfes.com

Project Lead: Chad T. Williams, P.E. (918) 845-8442 chad.williams@valorfes.com



lan Rupert lan's Enterprise LLC VFES OK-04.28.2021.01 - Collins Residence 1312 West 60th Street North Muskogee, OK 74403

Invoice #	1483
Date	5/11/2021
Amount Due	\$1,400.00
Due Date	5/26/2021

Make A Payment →

■ Verified Secure

Chad T. Williams, P.E.

Item	Description	Qty	Price	Amount
Site Evaluation With ROF*	Site Evaluation: 05.04.2021	1.00	\$1,400.00	\$1,400.00

Sub Total	\$1,400.00
Total	\$1,400.00
Amount Paid	\$0.00
Balance Due	\$1,400.00

SPECIAL INSTRUCTIONS

Please include the job number and invoice number with any correspondence and/or payments.

^{*} is in reference to internal updates to billing codes.